

15 Meller Close, Beddington, CR0 4UB

£260,000

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Cromwells
ESTATE AGENTS

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Cromwells Wallington are pleased to offer this bright, airy and spacious two-bedroom split-level flat located in the desirable Meller Close, Beddington. This purpose-built property offers a substantial internal living space, perfect for those seeking both comfort and space

The standout feature of this property is the vast open-plan kitchen and living room that boasts large windows, flooding the space with natural light. This lovely room not only provides a warm atmosphere but also offers a pleasant view over Guy Road Recreation Ground, making it an ideal spot for relaxation and entertaining. The flat also features two generously sized double bedrooms, both of which overlook a well-maintained communal garden, and a well appointed bathroom and WC. The layout is thoughtfully designed to maximise space and functionality, ensuring that you have everything you need for modern living.

Situated in the heart of Beddington Village, this property is conveniently close to local shops, bus links, and the picturesque River Wandle, as well as the expansive Beddington Park, perfect for leisurely strolls or outdoor activities.

With no onward chain, this flat presents an excellent opportunity for first-time buyers or those looking to downsize without the hassle of lengthy waiting periods. Don't miss your chance to make this lovely flat your new home in a vibrant and welcoming community.

Accommodation

Security phone entry system, door into communal lobby with stairs to 2nd floor and property entrance.

Entrance Hall
Steps down to inner hallway.

Bedroom One
Fitted carpet, radiator, windows to side aspect.

Bedroom Two
Built in wardrobe (housing boiler), radiator, fitted carpet.

Bathroom
Panel enclosed bath with chrome taps, electric shower, wall mounted wash hand basin with chrome taps, radiator, extractor fan, part tiled walls, laminate flooring.

Separate WC
Enclosed WC, part tiled walls, vinyl flooring.

Steps down to further Inner Hallway

Fitted carpet, large storage cupboard.

Open plan Living Room and Kitchen/Diner

Living Room
Radiator, laminate flooring, windows to side aspect.

Kitchen Diner
Range of fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven, gas hob and chrome extractor hood above above, space for fridge freezer, space and plumbing for washing machine and dishwasher, tiled splashback, vinyl flooring, windows to side aspect .

Outside
Well maintained communal garden with rotary washing lines

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete






























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OXFORD STREET W1
BRICK LANE
REGENT STREET
DRURY LANE WC2
TRAFALGAR SQUARE WC2
PICCADILLY CIRCUS W1
KINGS ROAD
KNIGHTSBRIDGE



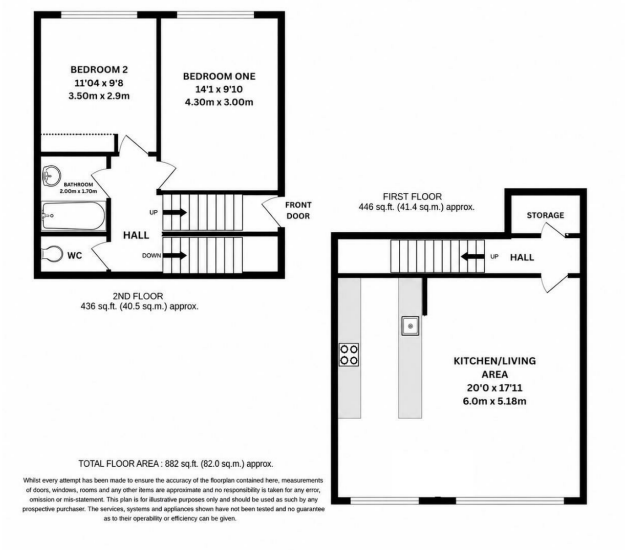


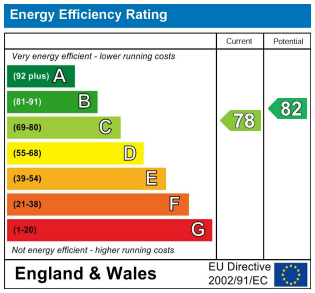






Floor Plan





Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

Additional Information

vendor lived there since 2017
Boiler in 2nd bedroom cupboard - Worcester, was installed by previous owner
Fuse board in hallway
Have recently replaced laminate flooring in reception room
Selling with no onward chain
Section 20 works on the property to replace all windows, work to fire doors and external staircase to the value of approx £15k, which vendor has paid.
-Communal garden, and overlooks Guy Road recreation ground.
- London Borough of Sutton - Council Tax B
- Service charges £3,195.86
- Lease 956yrs remaining

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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