



Barclay Court Sandy Lane North, Wallington SM6 8LA

welcome to

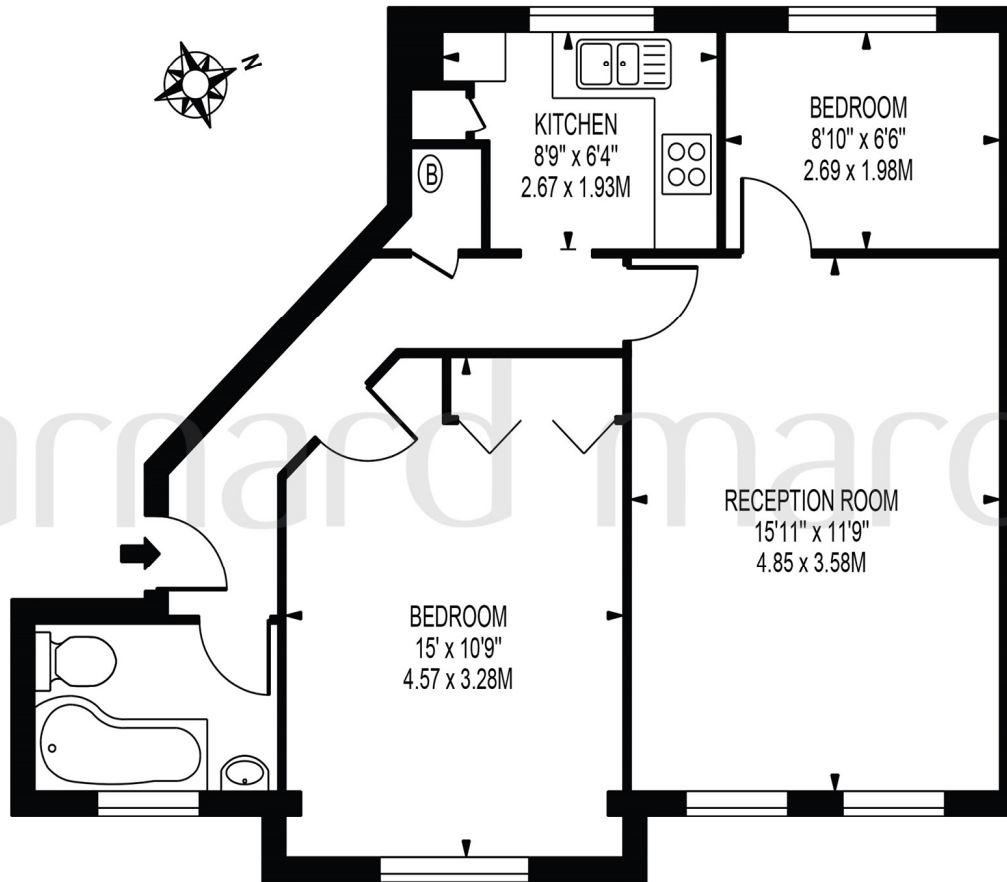
Barclay Court Sandy Lane North, Wallington

Situated within the well-regarded Barclay Court development, directly opposite the popular Mellows Park, this spacious two-bedroom first floor apartment is presented in good condition throughout and offers a superb opportunity for both first-time buyers and investors. The property features a large and bright lounge, providing an ideal space for relaxation and entertaining. A separate fitted kitchen offers ample storage and workspace, while the two well-proportioned bedrooms ensure versatile accommodation, suitable for families, guests, or a home office. A modern bathroom completes the internal layout. Externally, the apartment benefits from allocated parking, along with well-maintained communal areas. Barclay Court enjoys a highly convenient location - moments from Wallington town centre with its shops, amenities, and excellent transport links into Central London, while also benefiting from the green open spaces of Mellows Park just across the road. This property combines generous living space with a sought-after setting, making it an excellent choice for those seeking both comfort and convenience.



SANDY LANE NORTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 571 SQ FT - 53.05 SQ M



FIRST FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Barclay Court Sandy Lane North, Wallington

- TWO BEDROOM FIRST FLOOR APARTMENT
- GREAT CONDITION THROUGHOUT
- ALLOCATED PARKING
- COMMUNAL GARDENS
- CLOSE TO PUBLIC TRANSPORT

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1800.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 05 Feb 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106290



Property Ref:
WLG106290 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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