

SOLD STC



Brambledown Road, South Wallington

2 Bedrooms, 1 Bathroom, Refurbished First Floor Flat

Asking Price Of £350,000

MARTIN&CO



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- Superbly Presented First Floor Flat
- Two Double Bedrooms
- Bespoke Hand-Built Fitted kitchen
- 17' Reception Room
- Smart Bathroom/WC

In a sought-after South Wallington setting, close to the High School and just a 10 minute walk from the station and town centre, this first floor flat has been beautifully refurbished by the current owners to provide a home of which you can be justifiably proud.

Set back from the road, the property affords a striking entrance hall with a fashionable polished concrete floor which extends into the bright 17' reception room with plenty of space for dining and lounging, a fantastic bespoke hand-made fitted kitchen with integrated appliances and Quooker filtered and boiling water tap, a 14' master bedroom with fitted wardrobes, a 14' second bedroom with custom-made fitted office furniture - perfect for those working from home and a new stylish modern bathroom/wc. Features to note include underfloor heating, a recently installed boiler, new double glazing and the flat has been rewired and replumbed.

The property is also benefits from low outgoings - the service charges are currently approximately £980pa, there is no ground rent and the Council Tax is Band C. The remaining lease term is a very long 945 years and there is also a share of the freehold.

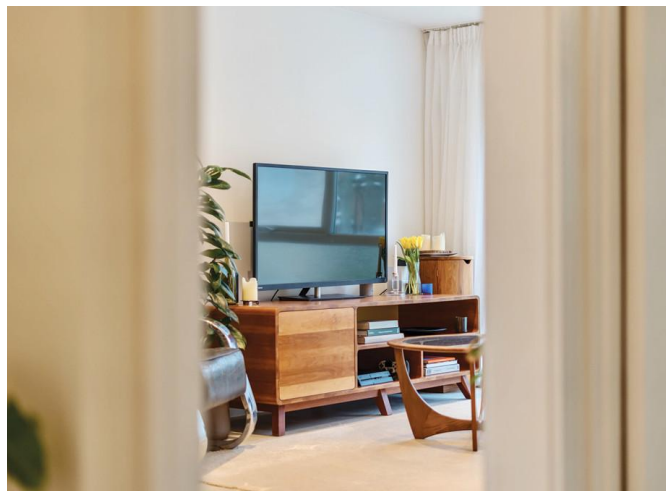
Externally there are well kept communal areas and grounds, there is parking for residents on a first come - first served basis and the property comes with a garage en bloc. Additional parking is free in the road outside.

There are regular bus services along nearby Woodcote Road towards the town centre and Purley in the opposite direction. Wallington Station is a comfortable half-mile walk away providing services into London Victoria and London Bridge. The town centre has an excellent selection of shops, cafes, pubs and restaurants, with Sainsbury and Lidl supermarkets, all within very easy reach.





Whether you are looking for your first home or something more manageable close to amenities this is a property that simply must be seen. Call Martin & Co now for an appointment to view!





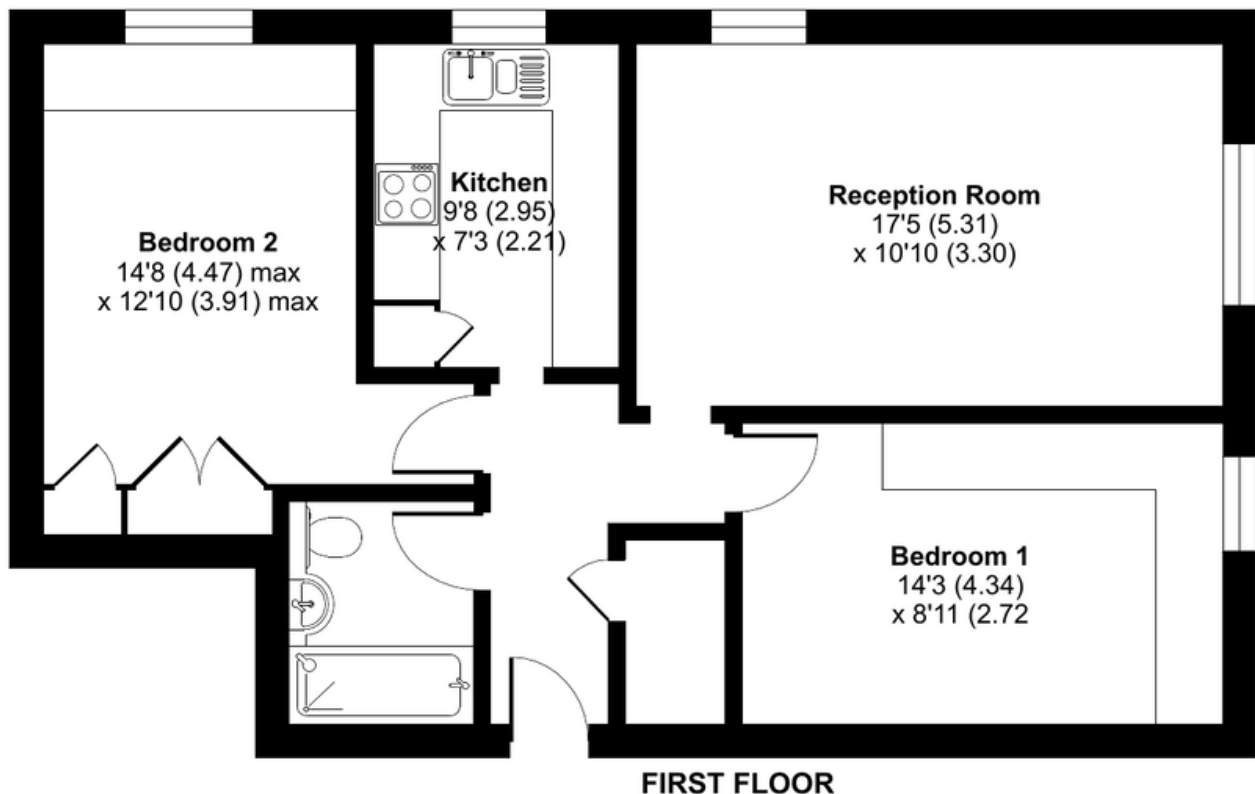
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	51 E
21-38	F		



Brambledown Road, Wallington, SM6

Approximate Area = 673 sq ft / 62.5 sq m

For identification only - Not to scale



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