



York Court Ross Road, Wallington SM6 8QN

welcome to

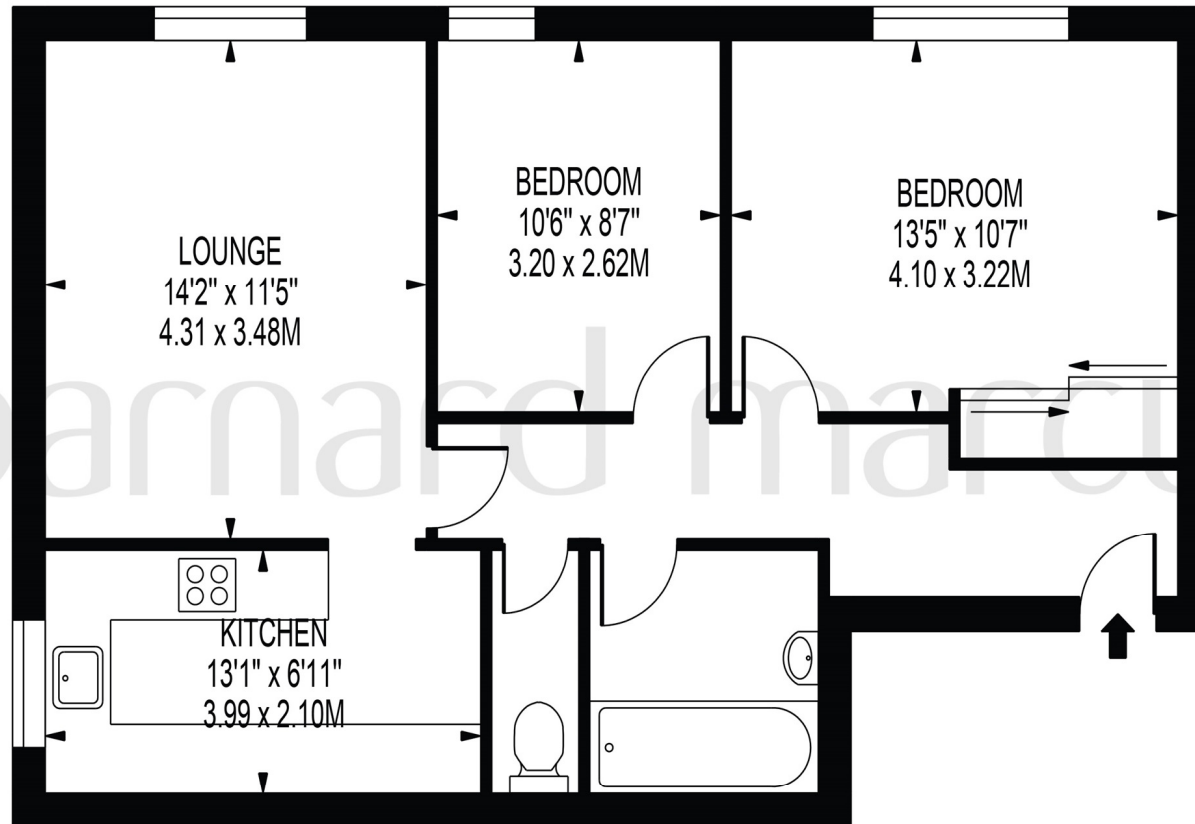
York Court Ross Road, Wallington

Set in the well-regarded York Court development on Ross Road, this spacious two-bedroom ground floor flat offers comfortable and practical living in a convenient location. Ideal for first-time buyers, downsizers, or investors, the property benefits from well-maintained communal areas, residents' parking, and easy access to local amenities and transport links. The flat is accessed via a secure communal entrance and opens into a welcoming hallway with useful built-in storage. The bright and airy living room provides a generous space for relaxing or entertaining, while the separate kitchen is fitted with a range of wall and base units, offering plenty of storage and workspace. There are two well-sized bedrooms, both offering good natural light and flexible layout options. The property features a modern bathroom with a wash basin and bath with shower over, complemented by a separate WC-an increasingly desirable feature for added convenience. Additional benefits include gas central heating, double glazing throughout, access to shared gardens, and garage.



YORK COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 667 SQ FT - 61.99 SQ M



GROUND 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.

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York Court Ross Road, Wallington

- TWO BEDROOM GROUND FLOOR APARTMENT
- SPACIOUS BEDROOMS
- COMMUNAL GARDENS
- GARAGE & RESIDENT PARKING
- CLOSE TO WALLINGTON STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 900.00

Ground Rent: 800.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Jun 1973.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



view this property online barnardmarcus.co.uk/Property/WLG106161



Property Ref:
WLG106161 - 0004

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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barnard marcus



020 8669 7883



wallington@barnardmarcus.co.uk



Canon Court, Manor Road, WALLINGTON,
Surrey, SM6 0AP



barnardmarcus.co.uk

Please note the marker reflects the
postcode not the actual property