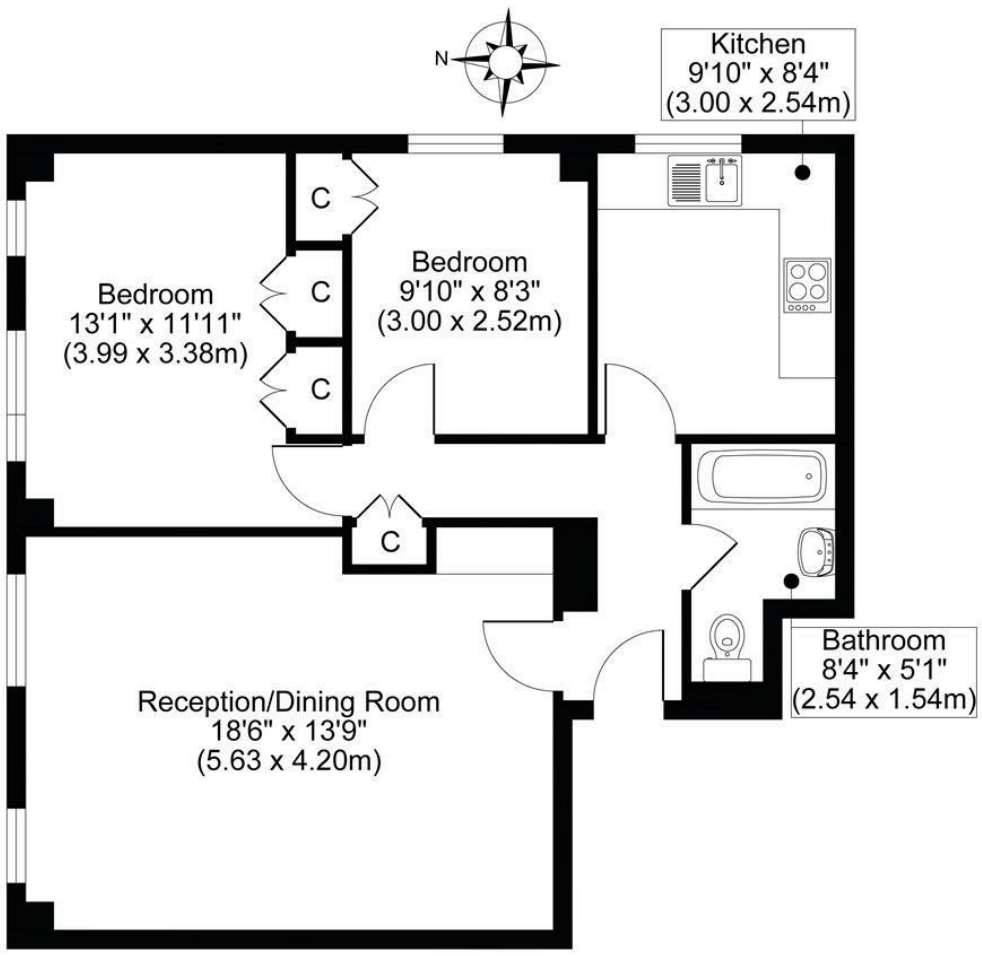
Flat 30, Rosemount Clarendon Road, Wallington, SM6 8RW

Price Guide £240,000

SILVERMAN BLACK
PROPERTY SPECIALISTS

ROSEMOUNT, CLARENDON ROAD, SM6

TOTAL APPROX FLOOR PLAN AREA 683 SQ.FT (63 SQ.M)



TENTH FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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A Bank House, 14 High Street, Carshalton, Surrey SM5 3AQ
T 0208 773 2929 E info@silvermanblack.co.uk
W www.silvermanblack.co.uk

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- Vacant Possession! A well proportioned and recently redecorated two bedroom apartment in the landmark Rosemount Towers complex, right in the heart of Wallington
- A tenth floor apartment with panoramic views over the Borough and towards the South Downs.
- Accommodation comprises a sizable entrance hall with ample storage, a large open plan living room, two double bedrooms, an updated kitchen and a full bathroom suite
- Impressive communal hallway on the ground floor, two lifts to the upper floors, allocated parking space, bike storage on each floor, communal waste chute
- Lease - 149 year original lease with approx 97 years remaining on the term. Service charges of around £200 pcm. The property has no cladding and is a fully brick built building.
- Council Tax Band "C"; EPC rating "D"
- Located only 100 yards from the shops, bars and restaurants of Wallington High Street
- Less than 10 minutes walk from Wallington BR station - affording regular fast trains to London Bridge via East Croydon in about half an hour
- Access to the Borough's enviable schooling network including five local Grammar Schools and some excellent primary, independent and private schools
- Viewing highly recommended - so call today to book your appointment to visit

Vacant Possession! Silverman Black is delighted to offer this spacious, newly decorated two bedroom apartment, located in right in the heart of Wallington centre - only yards from the shops and less than 10 minutes walk from Wallington BR station. On entry to the substantial open plan entrance lobby there are two communal lifts to whisk you up to the tenth floor of this impressive building - where the flat enjoys panoramic views over the Borough and towards Reigate and the South Downs. The entrance hall offers generous storage and display facilities, whilst the main reception is well proportioned, has terrific views and features a lovingly restored wood block floor. Both of the bedrooms are good size double rooms with built in storage cupboards, whilst the kitchen offers ample storage and prep space, and the bathroom features a white suite and fully tiled walls. Externally, we understand that there is one allocated parking space per apartment. In terms of the lease, there are 97 years left on the remaining term, whilst the service charges amount to around £200 pcm. Fully brick built external apartment.
Rosemount is located directly behind the Sainsbury Superstore at the Stafford Road traffic lights - and is only about 100 yards from the very heart of the recently upgraded town centre, which incorporates a wide variety of shops, bars and restaurants. Wallington BR station is less than 10 minutes walk away, affording a regular fast train service to London Bridge via East Croydon - approximately 30 minutes travel time. Wallington is also extremely well served with both primary and secondary schools - with five Grammar Schools located with a 3 mile radius, with John Fisher and Whitgift schools also within a similar radius.
Viewing of this good size apartment is very highly recommended - so call today to book your appointment to visit.