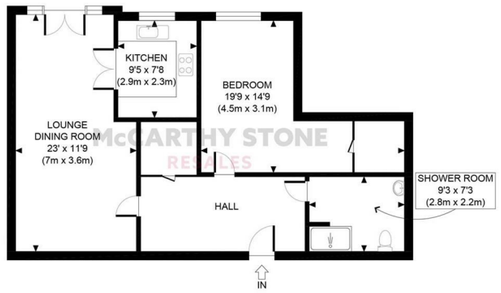
Excellent

Trustpilot

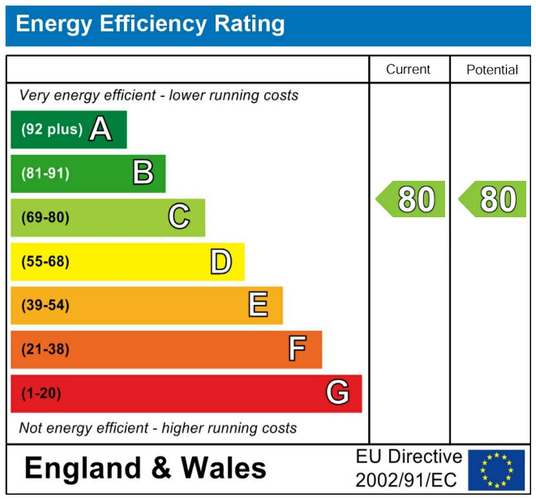
McCarthy & Stone
Resales.



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 748 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 748 SQ FT / 69 SQM	elles house
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 17/04/26
	photoplan





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Registered in England and Wales No. 10716544

The Property Ombudsman







33 Elles House

Shotfield, Wallington, SM6 0BL

1 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 33 Elles House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £275,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Estate Manager and 24/7 staffing
- 24 hour emergency call system
- Lifts to all floors
- Communal lounge for social activities
- Table service restaurant
- Guest suite for family or friends
- Laundry room - mobility scooter store
- Hairdressing salon
- Landscaped gardens with seating areas
- Close to local amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

33 Elles House, Wallington

1 | 1 | Asking price £275,000

Summary

Elles House was purpose built for retirement living designed and built by McCarthy & Stone. The development consists of one and two-bedroom retirement apartments for the over 70s. There is an Estate Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the apartment and throughout the development.

The apartment features a modern fully fitted kitchen, spacious living room with juliet balcony and views over the landscaped gardens, double bedroom with a walk in wardrobe, separate shower room and all windows have a south westerly aspect. The development includes a communal lounge, table service restaurant serving freshly prepared meals daily, hairdressing salon, laundry room, mobility scooter store with charging points and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the Estate Manager for availability.

Elles House is located one street back from Wallington High Street with an abundance of bus routes providing links to Sutton, Banstead Village, Carshalton, Croydon and beyond. The main line railway station is located at the bottom of the High Street. Local shops include two Sainsbury's, bakers, butchers, boutiques, restaurants and bars.
It is a condition of purchase that all residents must meet the age requirements of 70 years.

Entrance Hall

Front door with spy hole leads to the very large entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Living Room with Juliet Balcony

A beautifully presented and spacious living/dining room benefitting from a glazed patio door with windows to side opening to a juliet balcony with a south westerly aspect and views overlooking the landscaped gardens, fish pond and the large paved patio area. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

Kitchen

Modern fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer, tiled splashbacks and under pelmet lighting and an electronically operated window.

Bedroom

A double bedroom of excellent proportions benefiting from a walk-in wardrobe housing shelving and hanging rails. Ceiling lights, raised electric sockets, TV and phone point and window overlooking the landscaped gardens.

Shower Room

Fully tiled and fitted with suite comprising of level access walk in shower with thermostatically controlled shower. Low level WC, vanity unit with sink and mirror above, extractor fan and ladder style heater.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Domestic Assistance (to help you with jobs like dusting, vacuuming or changing the bed (60 minutes per week is included in your service charge).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager and 24 hour staffing plus the kitchen and restaurant staff. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £11,660.16 for the financial year ending 30/09/27.

Leasehold

Lease 125 Years from 1st June 2014
Ground rent: £435 per annum
Ground rent review: 1st June 2029

Car Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.











