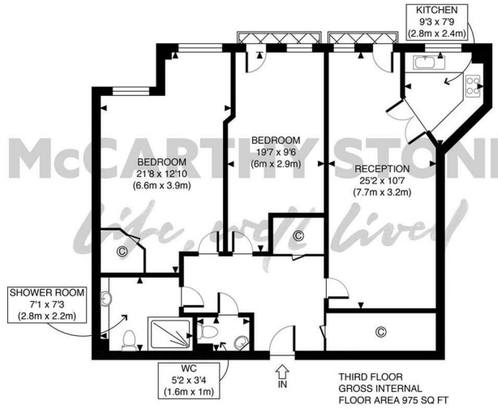
Excellent

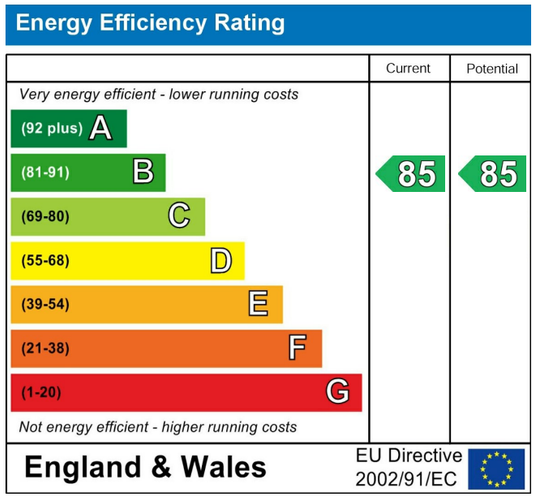
Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 975 SQ FT / 91 SQM 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	Elles House date 09/07/24 photoplan

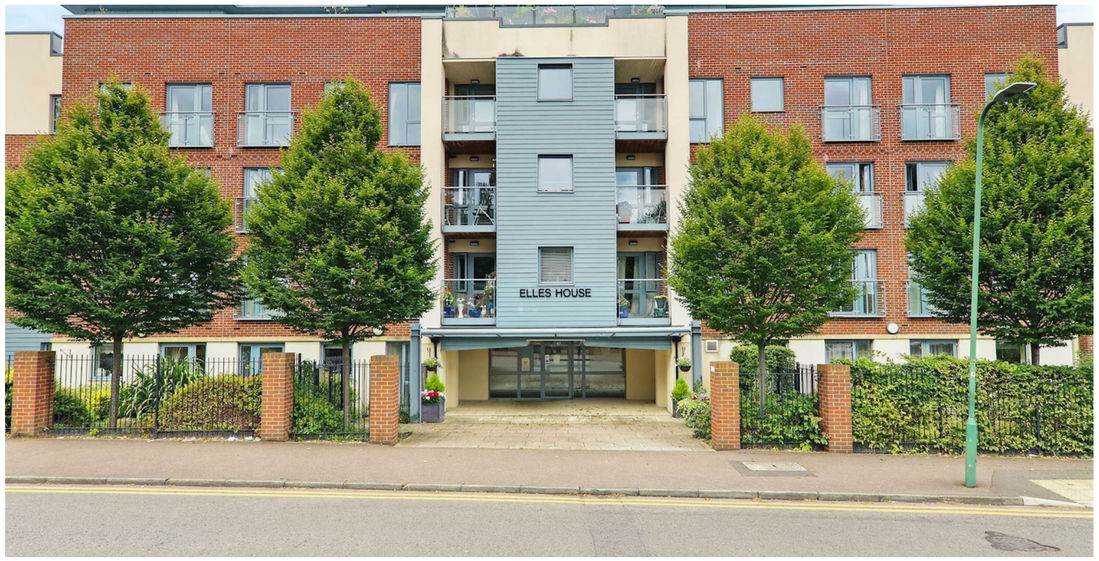




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Registered in England and Wales No. 10716544

The Property Ombudsman







45 Elles House

Shotfield, Wallington, SM6 0BL

2 | 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 45 Elles House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £270,000
Leasehold

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

Why you'll love living here:

- Estate Manager with 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
- Landscaped gardens with fish pond
- Mobility scooter store with charging points
- Laundry room
- Convenient for Health Centre & Pharmacy and Wallington High Street

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

45 Elles House, Wallington

2 | 1 | Asking price £270,000

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 entrance hall and bathroom.

The apartment features a large fully fitted kitchen, spacious living room, two double bedrooms and a separate shower room and cloakroom/WC.
NEWLY RECARPETED AND REDECORATED THROUGHOUT.

The development includes a Homeowners' lounge, Restaurant, Laundry room, Mobility scooter store room 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, post office, chemist, bakers, butchers, boutiques, restaurants and bars.

It is a condition of purchase that all residents must meet the minimum age requirements of 70 years.

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

Living Room
A spacious living room benefitting from a glazed patio door with windows to side opening to a juliet balcony. 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
Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap beneath an electronically operated window. Built-in waist height electric oven, ceramic hob and stainless steel extractor hood, tiled splash backs. Fitted integrated fridge/freezer and under pelmet lighting.

Bedroom One
A large double bedroom with a walk-in wardrobe housing shelving and hanging rails. Ceiling lights, raised power points, TV and phone point.

Bedroom Two
A spacious second double bedroom. Raised power points and ceiling lights.

Shower Room
Fully tiled and fitted with suite comprising of a level access walk in thermostatically controlled shower. Low level WC, vanity unit with wash basin and mirror above. Chrome ladder style electric heater and emergency pull cord.

Guest WC/Cloakroom
Tiled and fitted with suite comprising low level WC, wash hand basin and mirror above.

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: £15,881.25 for the financial year ending 30/09/2027.

Leasehold
Lease 125 Years from June 2014
Ground Rent £510 per annum
Ground rent review date: 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.

Additional Information & Services
- Superfast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













