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Felnex Avenue, Wallington, SM6 7DP

£284,000

LONG LEASE WITH RIGHT TO MANAGE - Hunters are delighted to offer this modern, first-floor, one bedroom apartment which presents an excellent opportunity for buyers wishing to live in a vibrant and welcoming community. Spanning an impressive 542 square feet, the property boasts a well-designed layout that maximises space and comfort.

The kitchen comes complete with integrated appliances, including a dishwasher, making daily chores a breeze. This particular apartment also benefits from a window in the kitchen area which many similar properties don't have.

Situated in a sought-after development, this apartment is conveniently located just a short walk from the mainline station, providing excellent transport links for commuters. Additionally, residents will appreciate the proximity to supermarkets, ensuring that everyday essentials are easily accessible.

Residents are allocated a certain number of free parking hours per month to park in the development, and additional hours can be purchased. There is a possibility of renting an allocated bay from another owner but this is in no way guaranteed.

Anti-Money Laundering Checks
In accordance with UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) and identity checks on all buyers involved in a property transaction. These checks are a legal requirement and are completed through our appointed third-party compliance provider. Once an offer has been accepted, the provider will contact you directly to complete the necessary checks. A fee of £54 including VAT per person is payable for the checks. This fee covers the cost of carrying out the required identity verification and AML checks. Please note that the AML checks must be completed before we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable once the checks have been completed, including if the purchase does not proceed.

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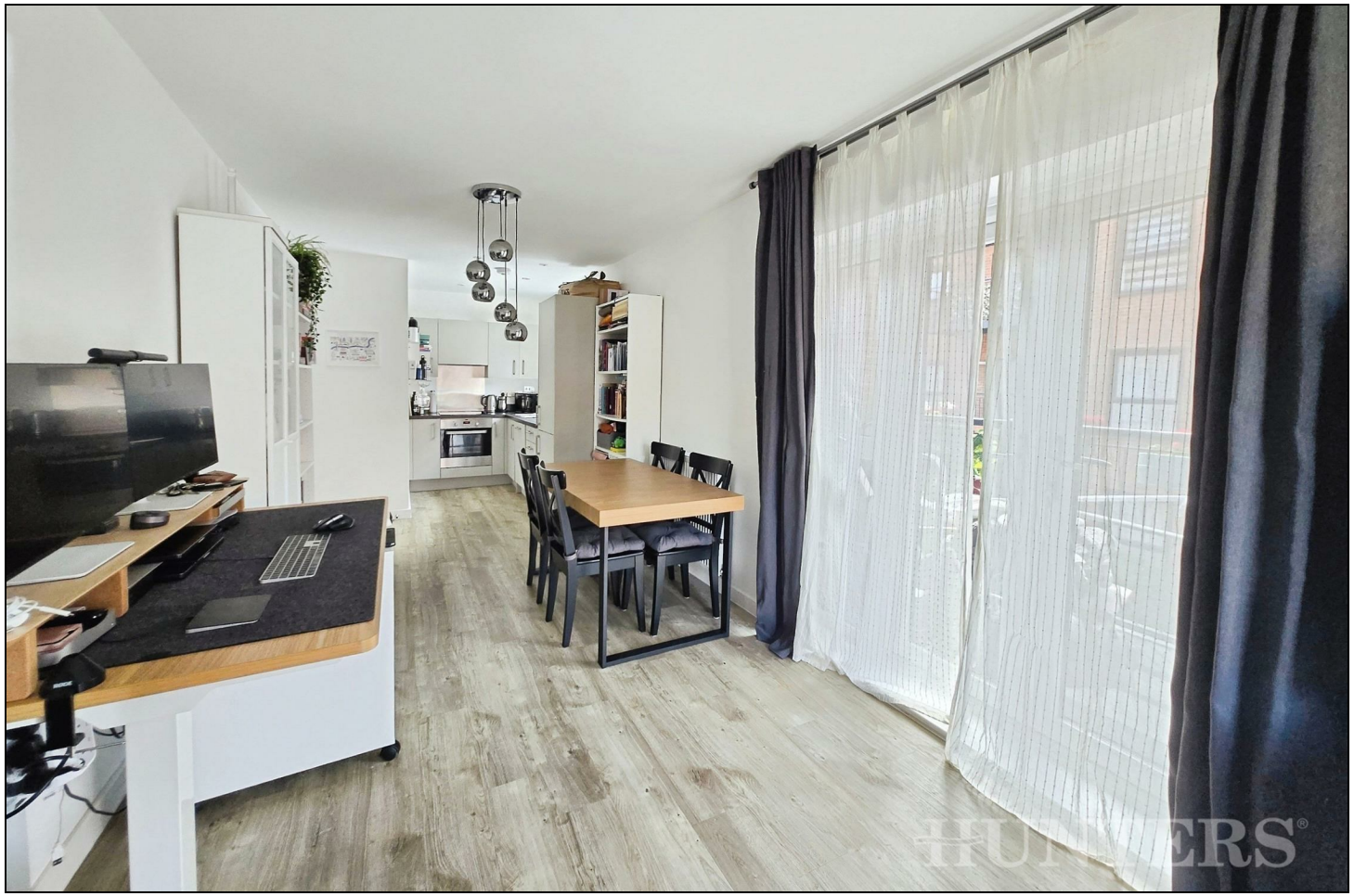
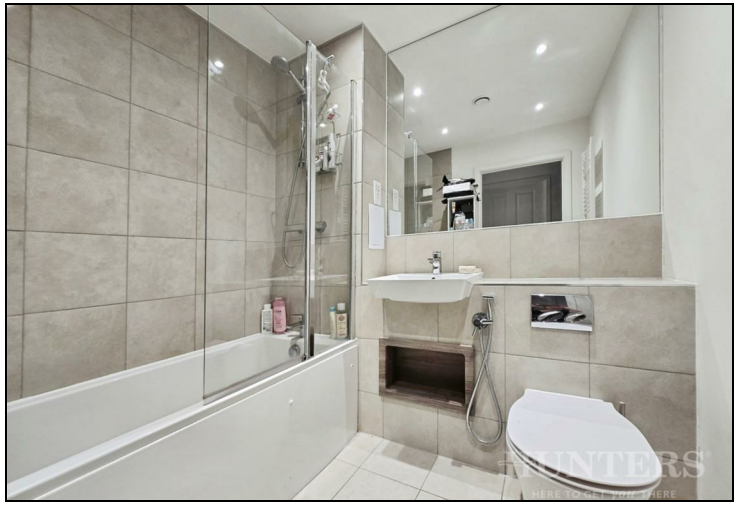
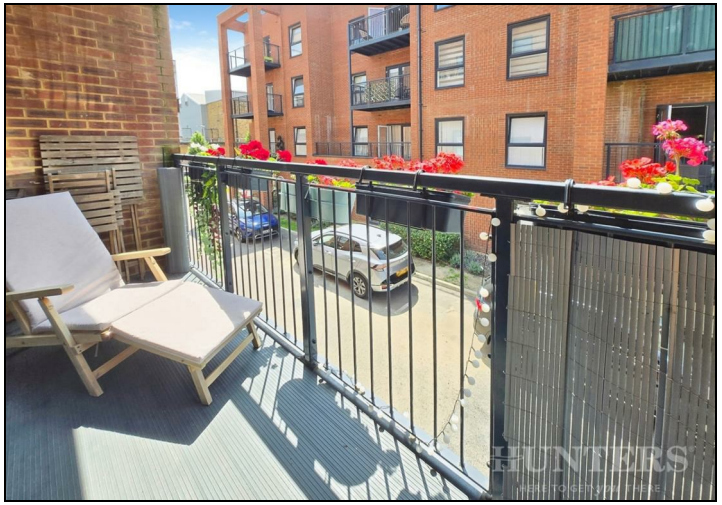


KEY FEATURES

- FIRST FLOOR WITH LIFT SERVICE
- BALCONY
- FANTASTIC KITCHEN
- AMPLE STORAGE
- BEAUTIFUL BATHROOM
- SPACIOUS BEDROOM
- LONG LEASE
- NO ONWARD CHAIN





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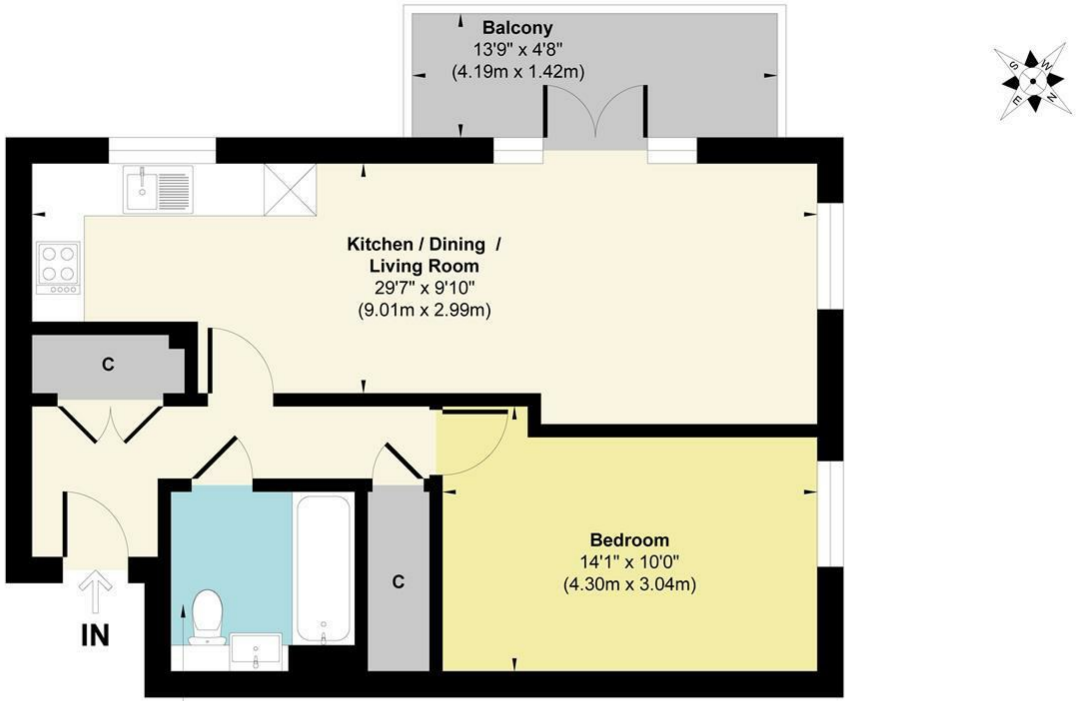
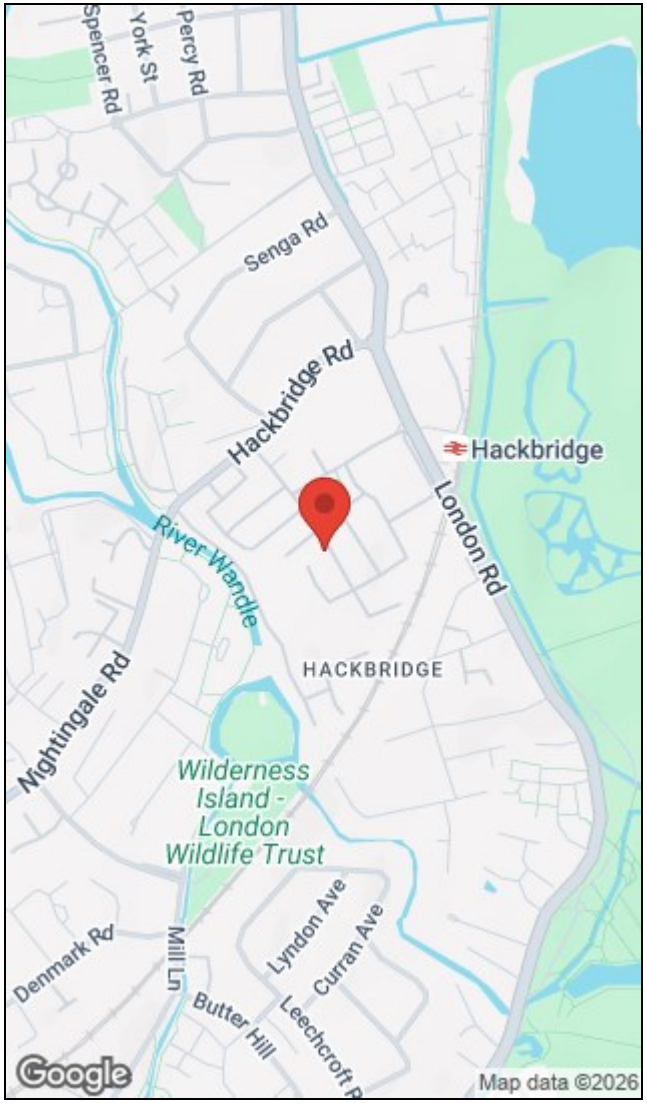
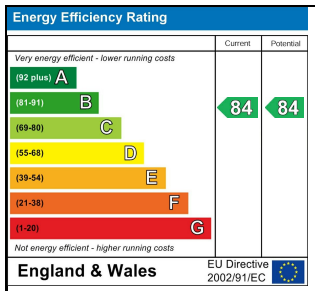


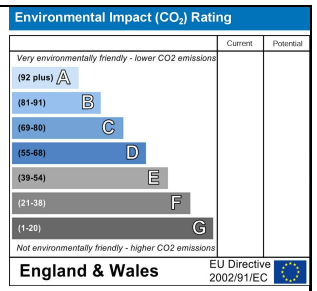
Approximate Floor Area
542 sq.ft
(50.39 sq.m)

Approx. Gross Internal Floor Area 542 sq. ft / 50.39 sq. m

This Plan is for Guidance only.Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com







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