Flat 11, 40 Mollison Drive

Wallington, SM6 9BY

Guide price £269,500

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Cromwells Wallington are pleased to offer this two bedroom first floor apartment with a modern and bright interior throughout, situated in a popular residential development close to good primary and secondary schools, local parks and bus links.

This spacious property has the benefit of an open plan living, dining room and kitchen which creates a nice social space to relax and entertain guests. Other features are a private balcony, two good sized bedrooms, a modern bathroom and allocated residents parking.

The flat is ideally located for commuters, with a direct bus link from Mollison Drive to East Croydon, offering fast train links into Central London. For those looking for good schools, the highly regarded Wilsons Grammar School and St Elphedge's primary school are just a stones throw away. Other excellent grammar schools including Wallington High School for Girls and Wallington County Grammar School are both easily accessible. Don't miss the opportunity to make this lovely flat your home.

Accommodation

Video phone security entry system, door into communal hallway. Stairs to 1st floor hallway and front door.

Entrance Hall
Radiator, two large storage cupboards, videophone security entry system.

Bathroom
Three-piece suite comprising panel enclosed bath with shower screen, thermostatic shower, WC, pedestal wash handbasin with chrome mixer tap, heated chrome towel rail, shaver point, part tiled walls, vinyl flooring.

Bedroom One

Wardrobes, fitted carpet. double glazed window to front aspect, radiator.

Bedroom Two
Radiator, fitted carpet, double glazed window to side aspect

Open plan Living Dining Room and Kitchen

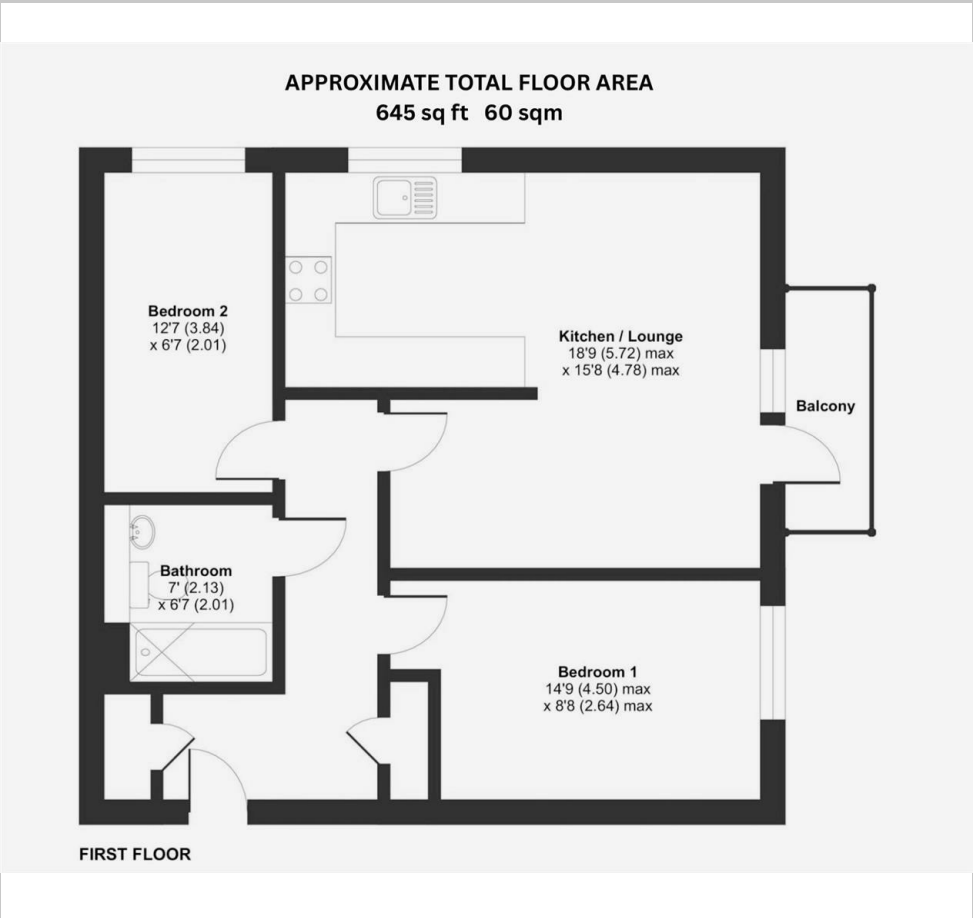
Kitchen
Range of modern gloss fitted kitchen units and drawers, laminate worktop, inset 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated oven and gas hob with extractor hood above, space for tall fridge, freezer and washing machine, cupboard housing 'Valliant' boiler, double glazed window to side, aspect, vinyl flooring

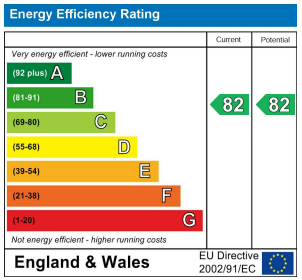
Living Dining Area
Radiators, fitted carpet, double glazed window and door leading out to private balcony.

Outside
Communal Bike Storage
Allocated parking space
Well kept grounds

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

Floor Plan





Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

Additional Information

- Vendors upsizing, will need to find a property

- Lease 110 years

- Service Charges £1699.08, last year vendor received a 30% refund (c.£600) as whole budget not spent

-Allocated parking space to the rear

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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