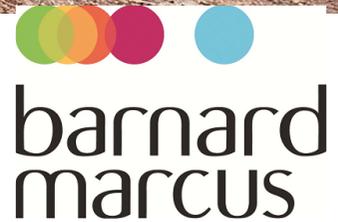




barnard marcus

Apeldoorn Drive, Wallington SM6 9LG

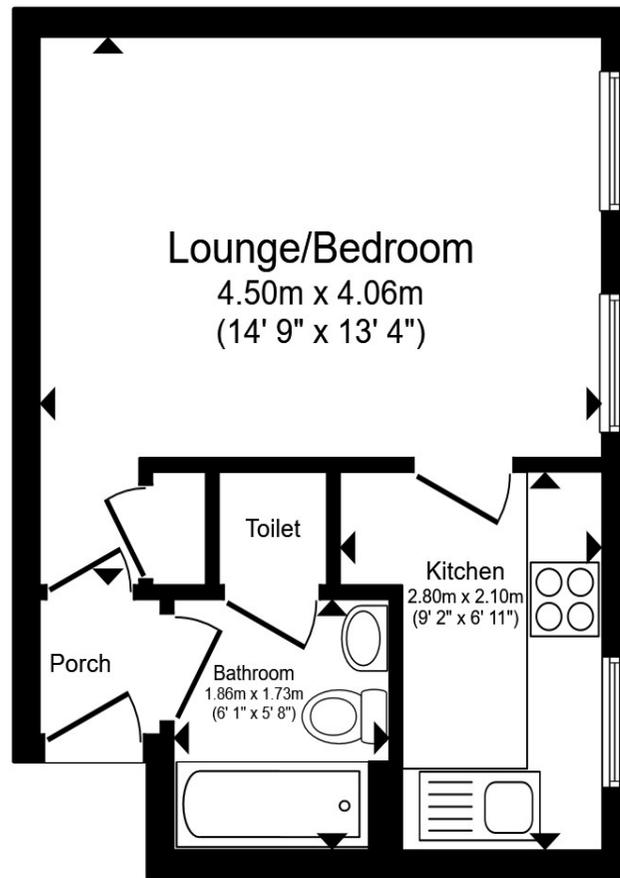


welcome to

Apeldoorn Drive, Wallington

This well-located studio apartment presents an ideal opportunity for first-time buyers, investors, or those seeking a project. Situated on the ground floor, the property offers a practical layout with clearly defined living and sleeping areas, a separate kitchen, and bathroom facilities. The apartment would benefit from modernisation throughout, allowing an incoming purchaser to update and personalise the space to their own taste and requirements. Positioned on Apeldoorn Drive, the property is conveniently located for local amenities, transport links, and Wallington town centre, making it a practical and well-connected home. Offered with strong potential, this property represents an excellent opportunity to add value in a popular residential location.





Floor Plan

Total floor area 26.2 m² (282 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Apeldoorn Drive, Wallington

- GROUND FLOOR STUDIO APARTMENT
- WELL PROPORTIONED STUDIO ROOM
- REQUIRES MODERNISATION THROUGHOUT
- CONVENIENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS
- EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTORS

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WLG106500](https://www.barnardmarcus.co.uk/Property/WLG106500)



Property Ref:
WLG106500 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8669 7883



wallington@barnardmarcus.co.uk



Canon Court, Manor Road, WALLINGTON,
Surrey, SM6 0AP



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)