Flat 1 17 Poppy Close

Wallington, SM6 7HD

Guide price £215,000

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NO ONWARD CHAIN Welcome to this well presented one-bedroom ground-floor flat, nestled in the sought-after Poppy Close, Wallington. This purpose-built flat offers a comfortable living space of 382 square feet, making it an ideal choice for individuals or couples seeking a modern home in a vibrant community.

Situated in a popular modern development in Hackbridge, this property boasts excellent access to local shops, making daily errands a breeze. For those who commute, Hackbridge train station is just a short walk away, offering fast links to Central London. Additionally, various bus routes are conveniently located nearby, providing easy transport to Mitcham, Tooting, Sutton, and Wallington.

Residents will appreciate the allocated parking space, ensuring convenience for those with vehicles. Furthermore, this flat comes with a communal garden to the rear of the building, providing a lovely space to relax and unwind. In summary, this charming flat in Poppy Close presents a wonderful opportunity to enjoy modern living in a well-connected area. Do not miss the chance to make this delightful property your new home.

Accommodation

Open plan Living/Dining Room
Electric storage heater, laminate flooring, double glazed window to rear aspect

Kitchen
Range of fitted kitchen units and drawers, laminate worktop, inset composite sink with mixer tap, space for cooker and extractor fan and washer/dryer, tiled splashback, double glazed window to side aspect, laminate flooring

Bedroom
Built-in wardrobe, electric heater, fitted carpet,

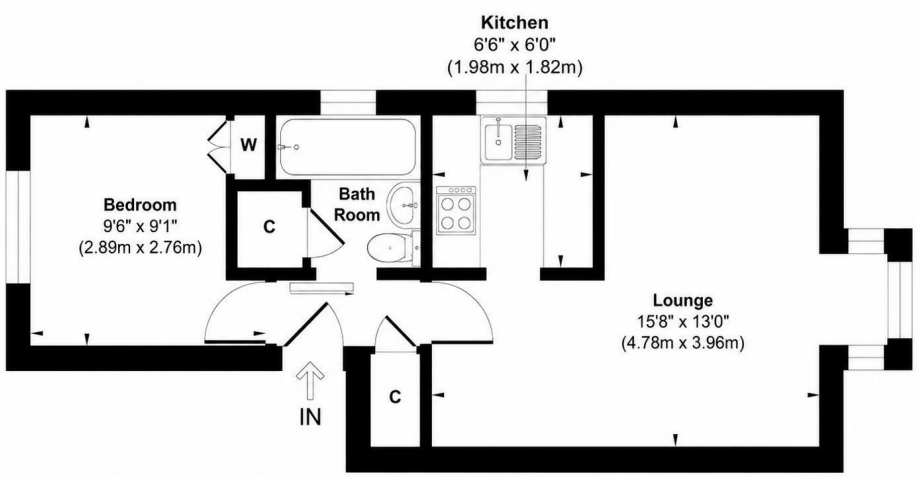
double glazed window to front aspect.

Bathroom
Three-piece suite comprising bath with chrome mixer tap and showerhead attachment, pedestal wash hand basin with chrome taps, WC, part tiled wall, laminate flooring, double glazed obscure window to side aspect, built-in cupboard housing water heater.

Outside
Communal Garden to the rear
Allocated parking space

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

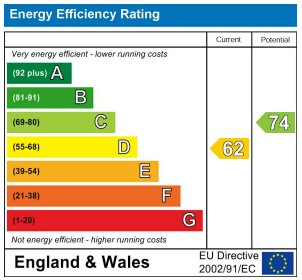


Approximate Floor Area
360 sq.ft
(33.49 sq.m)

Approx. Gross Internal Floor Area 360 sq. ft / 33.49 sq. m

Additional Information

- Lived here since Dec 2018
- Upsizing locally, but can sell chain free
- Electric heating
- Allocated parking space in the car park to the left of the block nearest the block
- Communal garden to the rear
- Service charge £1200 annually, no ground rent.
- Lease 962 years



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.

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