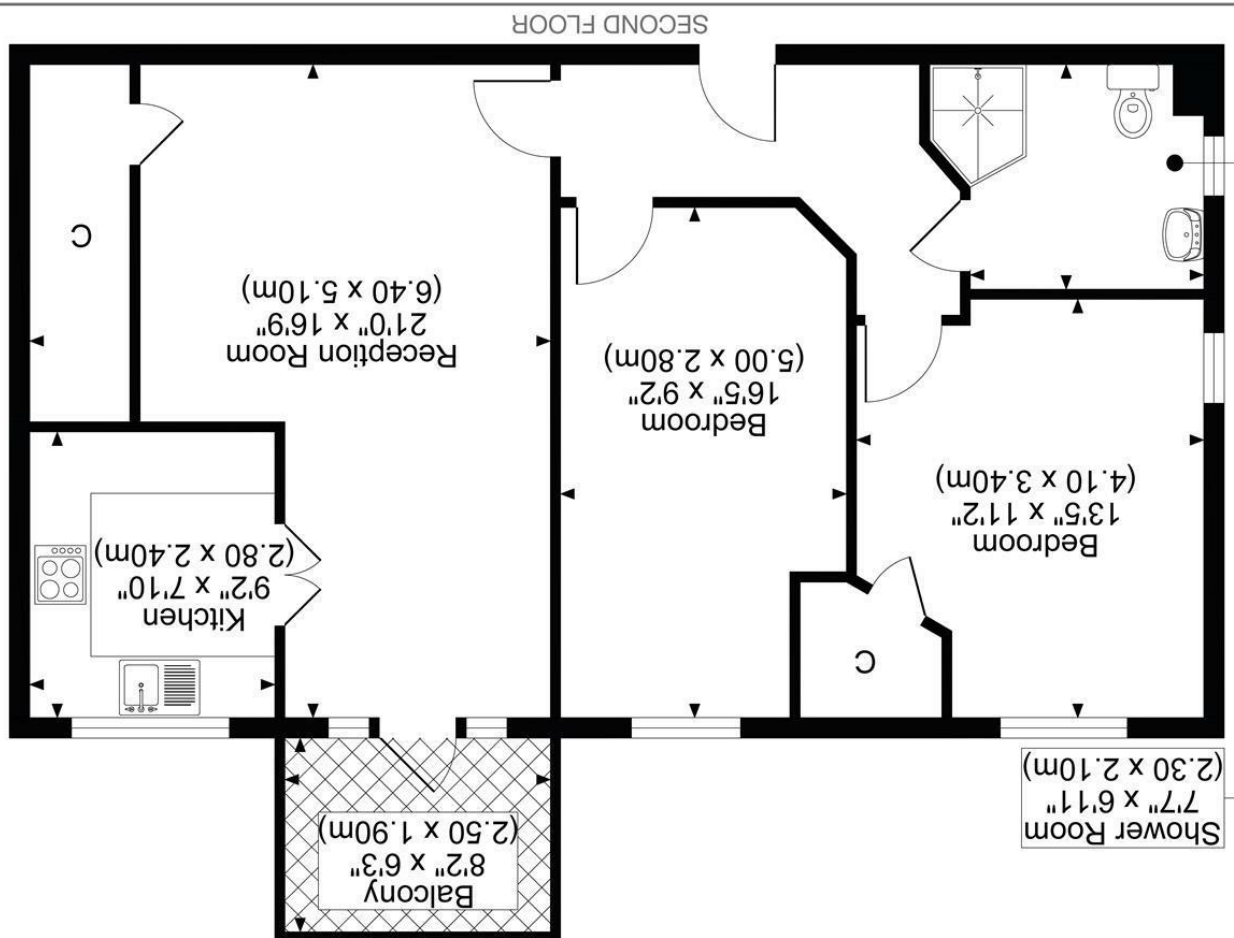




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



ELLES HOUSE, SHOTFILED, WALLINGTON SM6
 TOTAL APPROX FLOOR PLAN AREA 795 SQ.FT (74 SQ.M)



SHOTFIELD, WALLINGTON SM6 0BL

GUIDE PRICE £350,000

LOCATED WITHIN THE HIGHLY REGARDED ELLES HOUSE RETIREMENT DEVELOPMENT FOR OVER 70'S THIS BEAUTIFULLY PRESENTED TWO-BEDROOM APARTMENT OFFERS APPROXIMATELY 775 SQ. FT. OF BRIGHT, MODERN ACCOMMODATION IN THE HEART OF WALLINGTON.

RECENTLY REDECORATED THROUGHOUT WITH BRAND-NEW CARPETS, THE APARTMENT IS READY FOR IMMEDIATE OCCUPATION. IT FEATURES A SPACIOUS RECEPTION ROOM OPENING ONTO A PRIVATE BALCONY OVERLOOKING THE COMMUNAL GARDENS, A MODERN FITTED KITCHEN, A STYLISH BATHROOM, AND TWO GENEROUS BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH A WALK-IN WARDROBE. THE SECOND BEDROOM OFFERS FLEXIBILITY AS A GUEST ROOM, DINING ROOM OR HOME OFFICE.

IDEALLY POSITIONED JUST 100 YARDS FROM THE JUBILEE & SHOTFIELD MEDICAL CENTRE, KAMSON'S PHARMACY AND WALLINGTON LIBRARY, WITH WALLINGTON HIGH STREET LESS THAN A FIVE-MINUTE WALK AWAY, PROVIDING AN EXCELLENT RANGE OF SHOPS, CAFÉS, RESTAURANTS AND TRANSPORT LINKS.

FURTHER BENEFITS INCLUDE ALLOCATED PARKING.

TENURE: LEASEHOLD (125 YEARS FROM 2015; APPROXIMATELY 114 YEARS REMAINING)
SERVICE CHARGE: £15,098.72 PER ANNUM
GROUND RENT: £510 PER ANNUM

- TWO BEDROOMS
- ONE SHOWER ROOM
- CLOSE TO AMENITIES
- STUNNING COMMUNAL GROUNDS
- COUNCIL TAX BAND D
- EPC RATING C

