Flat 30, Brodie House 10 Harcourt Avenue

Wallington, SM6 8AR

Guide price £235,000

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Welcome to Brodie House, a charming top floor flat located on Harcourt Avenue in the desirable area of Wallington. This purpose-built flat boasts a generous 560 square feet of living space, making it larger than the average one-bedroom property. The flat is presented in good order throughout, ensuring a comfortable and inviting atmosphere for its new residents.

Inside, you will find a well-proportioned reception room that offers a perfect space for relaxation or entertaining guests. The bedroom is spacious and provides ample storage, catering to all your needs. The bathroom is well-appointed, adding to the overall appeal of this lovely home. Additionally, the property benefits from allocated parking, a valuable feature providing added convenience,

One of the standout aspects of this flat is the long lease, providing peace of mind for potential buyers or renters. The location is truly excellent, with a variety of local shops just a short stroll away, making daily errands convenient. Public transport links are easily accessible, ensuring that commuting to nearby towns or the city is a breeze.

For those who enjoy the outdoors, the nearby green spaces, including The Grove and Beddington Park, offer perfect spots for leisurely walks or outdoor activities. This flat is an ideal choice for first-time buyers, professionals, or anyone looking to enjoy a comfortable lifestyle in a vibrant community. Don't miss the opportunity to make this delightful flat your new home.

Accommodation

Security phone entry system, door into communal

hallway. Stairs to 2nd floor and property entrance

Entrance Hall
Security phone entry system, radiator, large built-in utility cupboard with space and plumbing for washing machine and tumble dryer, parquet flooring, 2nd built-in cupboard.

Living Dining Room
Radiator, fitted carpet, double glazed window to rear aspect

Kitchen
Range of white gloss fitted kitchen units and drawers, laminate worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated oven, electric hob and extractor hood above, space for fridge freezer and slimline dishwasher, tiled splashback, cupboard housing 'Vaillant' combination boiler, wood flooring, double glazed window to side aspect

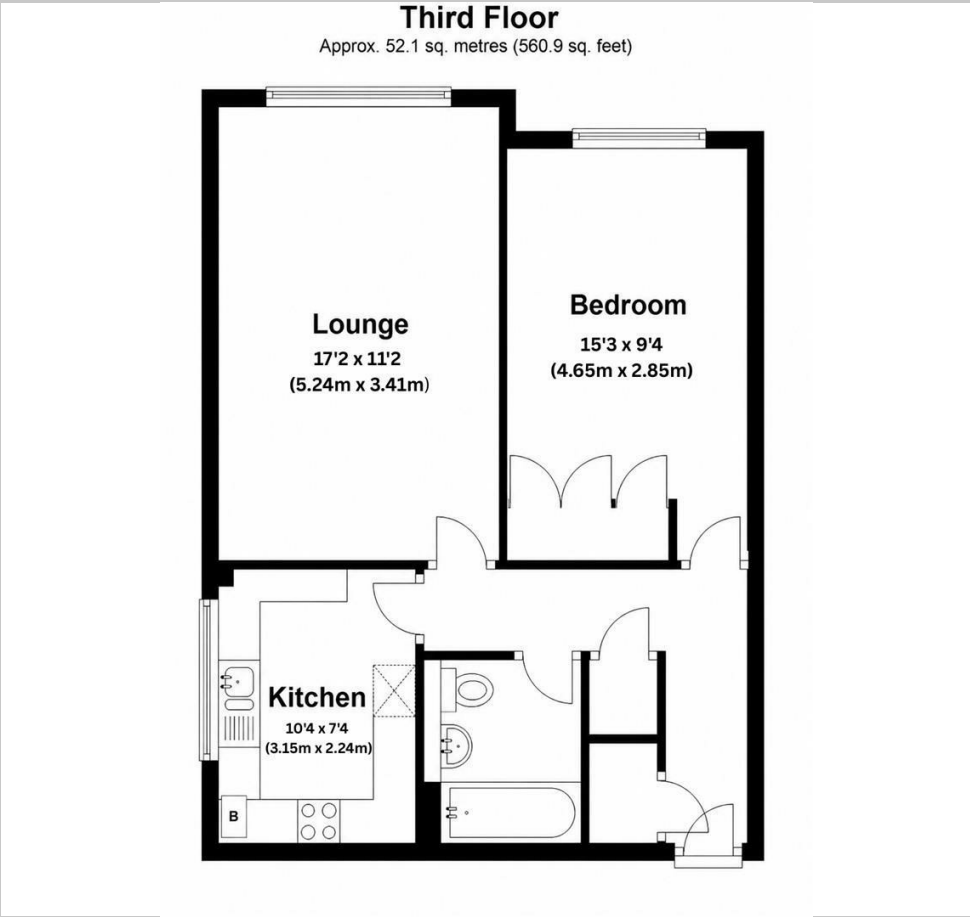
Bedroom
Built-in wardrobes, fitted carpet, radiator, double glazed window to rear aspect

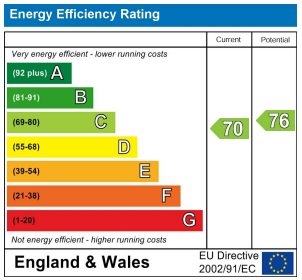
Bathroom
Bath with shower screen and chrome mixer tap with hand shower attachment, thermostatic shower, wall mounted wash hand basin with chrome mixer tap, WC, shaver point, built-in shelving, extractor fan, heated towel rail, tiled walls, tiled flooring

Outside
Allocated parking space
Well kept communal garden and 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 owned property for just over 20 years.

- Extended lease 170yrs remaining, so no ground rent.

- Service charges billed every 6 months for March-September 2026 it was £794.11

- Gas central heating, boiler in kitchen (combination), serviced annually approx 10yrs old.

- Allocated parking space in communal car park - space 39.

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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77d Manor Road, Wallington, Surrey, SM6 0DE
Tel: 0208 647 4422 Email: email@cromwellsestateagents.com
www.cromwellsestateagents.com

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