



**Fairlawnes Maldon Road, Wallington SM6 8BG**





***welcome to***

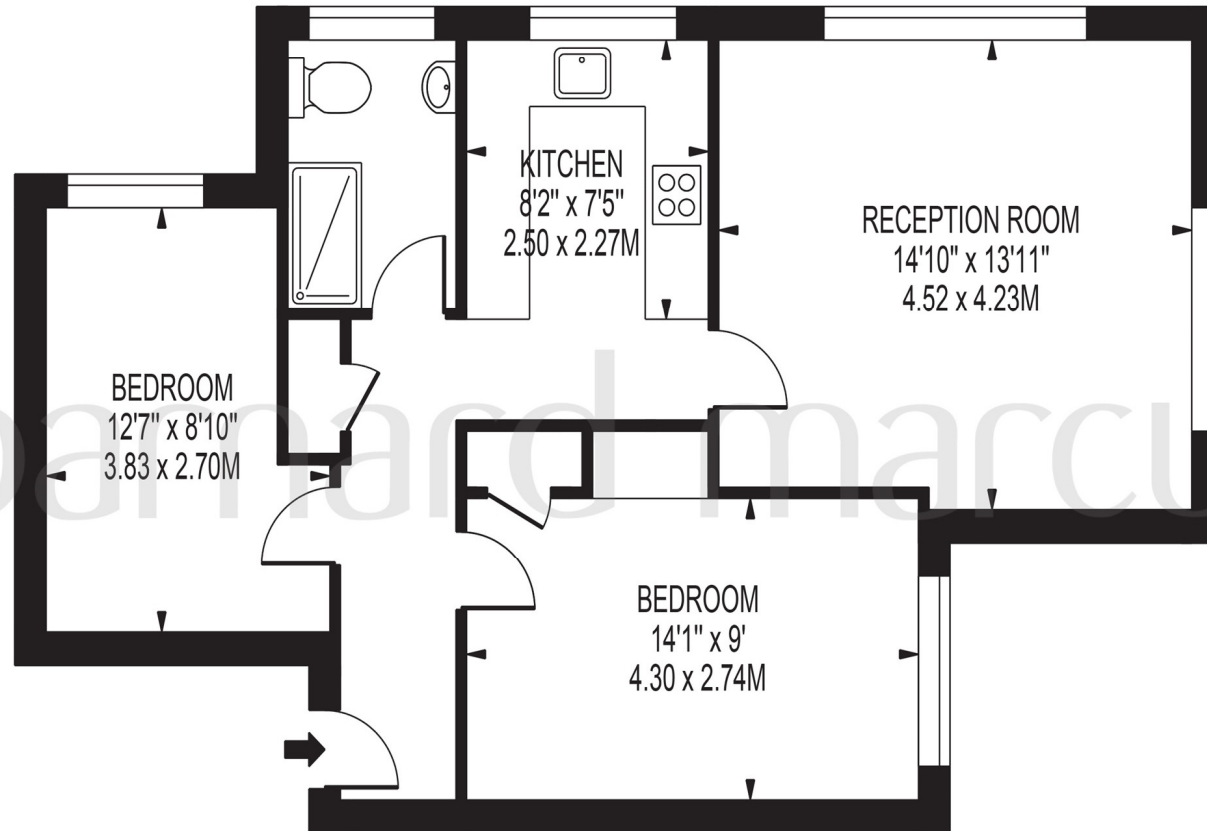
**Fairlawnes Maldon Road, Wallington**

This immaculately maintained two-bedroom ground floor flat offers spacious, modern living in a convenient and sought-after location. Presented in excellent condition throughout, the property combines comfort, practicality, and style - ideal for first-time buyers, downsizers, or investors alike. The well-proportioned accommodation includes a bright and airy living/dining room, a modern fitted kitchen, and two generous bedrooms, both benefiting from ample built-in storage. A contemporary bathroom suite completes the interior, offering a sleek and functional space. Additional highlights include extensive storage throughout, a private garage, and allocated parking, providing both convenience and peace of mind. Situated close to local amenities, transport links, and green spaces, this property offers the perfect balance of comfort and accessibility.



# FAIRLAWNES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 643 SQ FT - 59.71 SQ M



## GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Fairlawnes Maldon Road, Wallington

- TWO BEDROOM GROUND FLOOR APARTMENT
- IMMACULATE CONDITION THROUGHOUT
- ALLOCATED PARKING & GARAGE
- CLOSE TO WALLINGTON TRAIN STATION
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WLG106364](https://barnardmarcus.co.uk/Property/WLG106364)



Property Ref:  
WLG106364 - 0007

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.

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