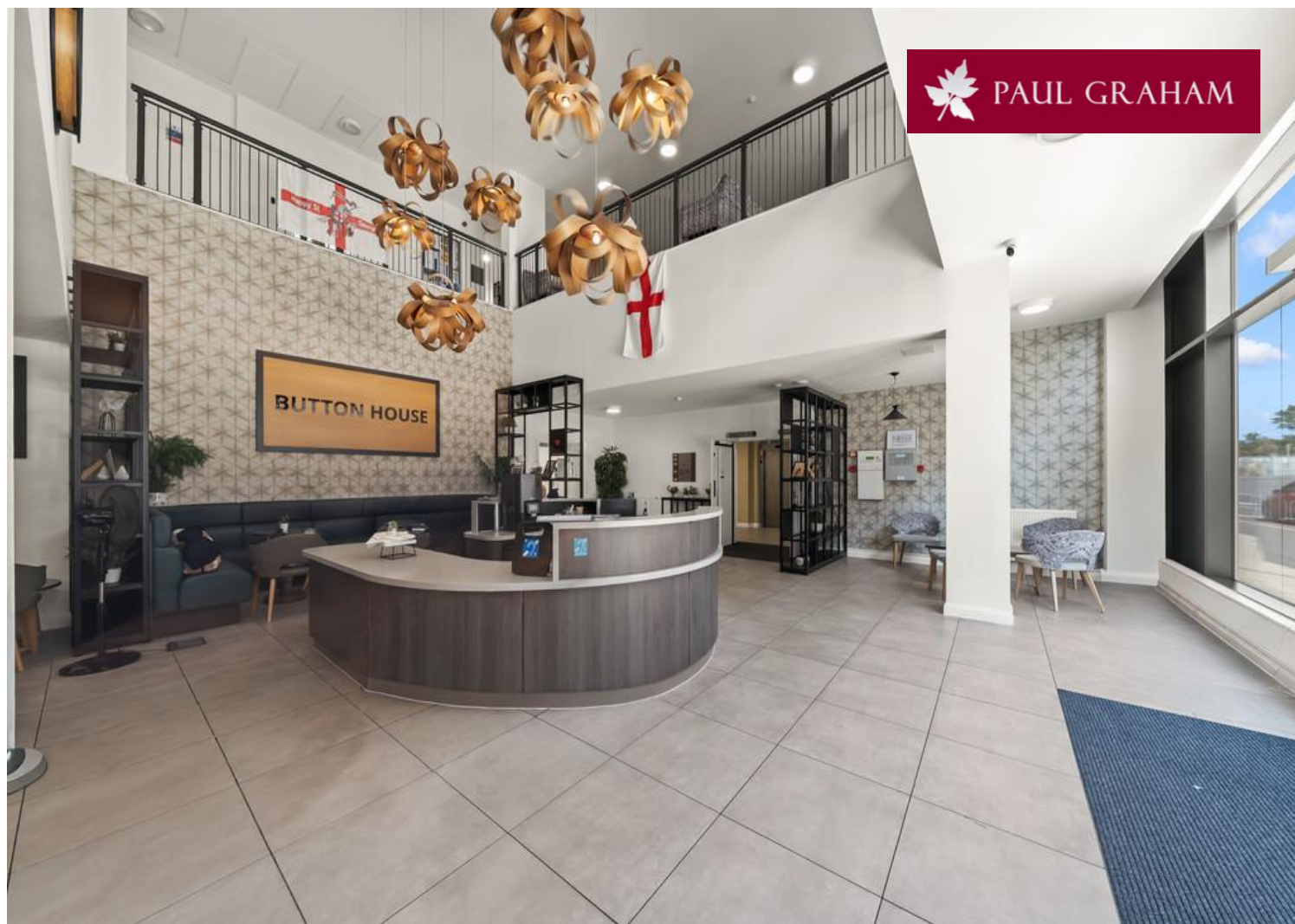
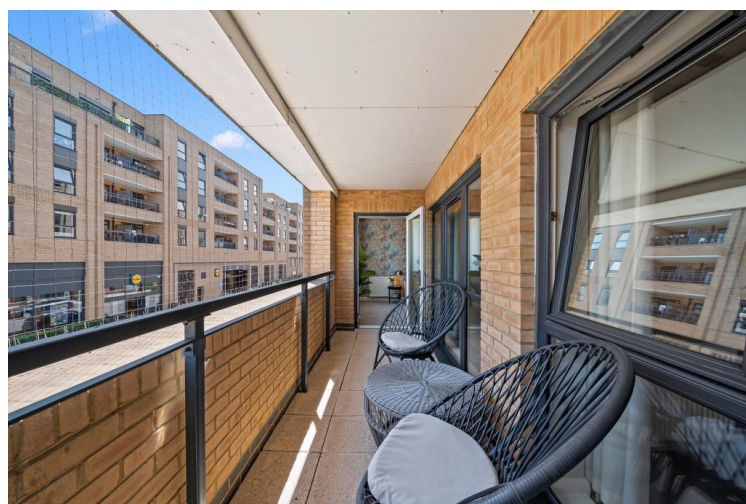




PAUL GRAHAM



Button House, Spinning Wheel Way, Hackbridge, Surrey, SM6 7GD | **From £304,000 Leasehold**

Contemporary Retirement Living for the Over 55s – Luxury Apartments in the Heart of Hackbridge  
 Designed exclusively for the over 55s, this exceptional retirement living development offers a unique opportunity to enjoy independent living within a vibrant, welcoming community. Comprising 80 beautifully appointed one and two-bedroom apartments, the development combines stylish modern homes with an outstanding range of resident facilities and services.

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Designed exclusively for the over 55s, this exceptional retirement living development offers a unique opportunity to enjoy independent living within a vibrant, welcoming community. Comprising 80 beautifully appointed one and two-bedroom apartments, the development combines stylish modern homes with an outstanding range of resident facilities and services.

Finished to a high specification throughout, each apartment has been thoughtfully designed to provide comfort, practicality and contemporary living, making them ideal for those looking to downsize without compromising on quality.

Residents benefit from an impressive array of on-site amenities, including a 24-hour concierge service, an elegant café, restaurant and bar, a hobby room, and a fully equipped fitness studio, all designed to promote an active, sociable and fulfilling lifestyle. For those who would like visitors to stay and enjoy the available amenities, a guest suite is also available.

Ideally located only a stone's throw from Hackbridge station, Zone 4, which provides access to London Victoria. Local shopping, including Sainsbury's Local and Lidl, can be found close by, along with Hackbridge Medical Centre.

Brio Retirement have a some excellent offers available, including a Try Before You Buy scheme which allows potential new owners to stay at the development to really get a feel for the residents' environment. For further information or to arrange an in-person visit, please contact on 020 8669 5201.



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### WALLINGTON

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