



Flat 6 Kempton Lodge, 21 Church Paddock Court, Wallington,



Offers in excess of
£300,000

Cromwells
ESTATE AGENTS



Flat 6 Kempton Lodge

21 Church Paddock Court Wallington, SM67AQ

Offered for sale at £200,000

Nestled within the tranquil surroundings of Kempton Lodge, Church Paddock Court in Wallington, this delightful second-floor flat presents an excellent opportunity for those seeking a modern and comfortable living space. Spanning an impressive 685 square feet, the property boasts a spacious and bright open-plan living and dining area, enhanced by dual aspect windows that flood the room with natural light.

This flat features two well-proportioned bedrooms, including a master suite with an ensuite shower room, ensuring privacy and convenience. Additionally, a family bathroom caters to the needs of guests and residents alike.

The property is situated in a secluded modern development, just moments away from the picturesque Beddington Park, offering a serene escape from the hustle and bustle of daily life. Further advantages include gas central heating, double glazing for energy efficiency, and allocated parking, providing both comfort and practicality.

This flat is an ideal choice for first-time buyers, young professionals, or those looking to downsize, combining modern living with a peaceful setting. Do not miss the chance to make this charming property your new home.

Accommodation

Security entry phone system and door to..

Communal entrance

Stairs to 2nd floor

Wooden front door to..

Spacious entrance hall

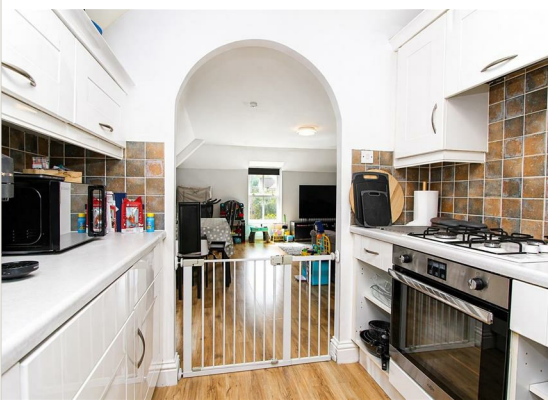
Wood laminate flooring, double glazed window to front aspect, single panel radiator, wall mounted entry phone, storage cupboard housing hot water tank.

Lounge/diner

Double glazed windows to side and rear aspects, wood laminate flooring, two single panel radiator, coved ceiling.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, space and plumbing for washing machine, integrated fridge/freezer,





tiled splash back, wood laminate flooring, double glazed window to front aspect, plinth heater, extractor fan.

Bedroom one

Double glazed window to rear aspect, single panel radiator, fitted wardrobes with sliding doors, wood laminate flooring.

Ensuite shower room

Consisting of tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, extract fan, tiled flooring, tiled walls.

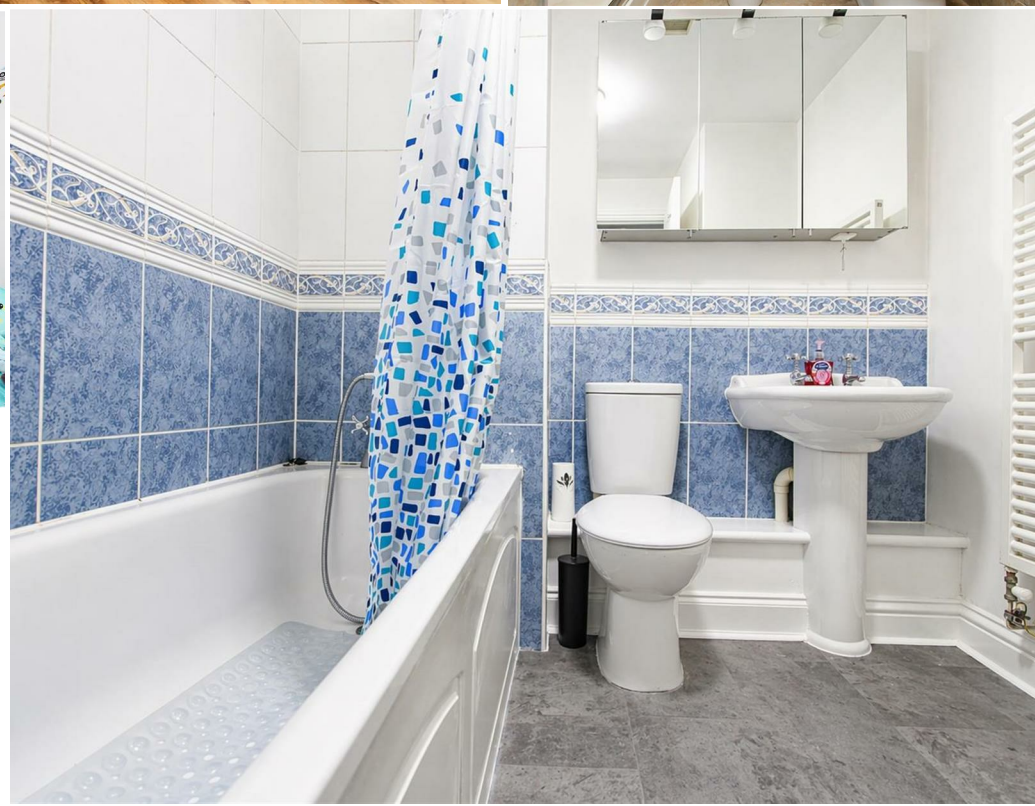


Bedroom two

Double glazed window to front aspect, wood laminate flooring, single panel radiator.

Bathroom

Three piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, low-level push button flush WC, heated towel rail, extractor fan.



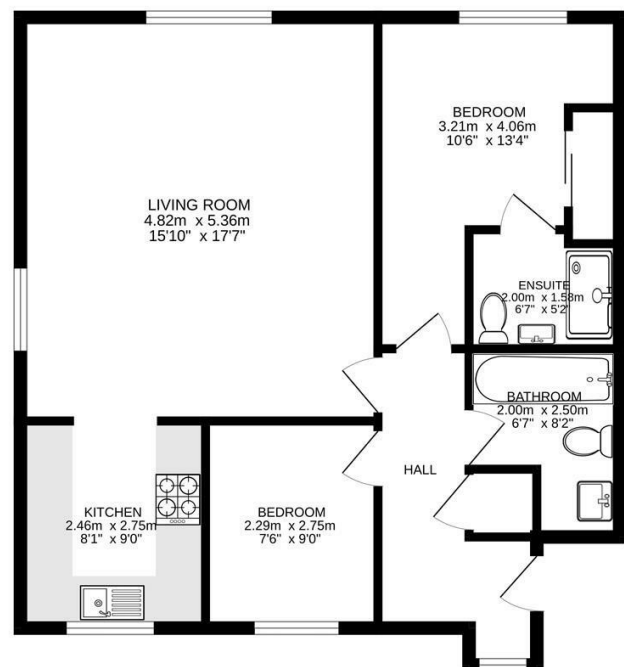
Outside

Well kept communal grounds, allocated and residents parking.

BUYER'S INFORMATION

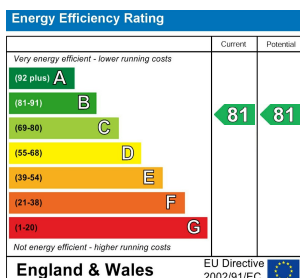
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan



Second floor
63.6 sq.m. (685 sq.ft.) approx.

TOTAL FLOOR AREA: 63.6 sq.m. (685 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metragen 12/2020



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 upsizing and buying on
- Boiler changed in 2022, situated in kitchen
- Flooring changed in bathroom
- Allocated parking space 30 - also visitors parking spaces

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 such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.