

Flat 5, Peake Court, 2 Cavalier Close, Wallington, SM6 8DL



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Asking price £375,000

Cromwells
ESTATE AGENTS



Flat 5, Peake Court

2 Cavalier Close Wallington, SM6

Set within a desirable modern development in the heart of Wallington, is this spacious two bedroom first floor apartment, which offers a bright and spacious interior with open plan living, a high specification kitchen and bathroom, two double bedrooms with fitted wardrobes and a large private terrace. There is also an allocated parking space, videophone security entry and use of a lovely communal garden.

The property benefits from a superb central location with a fantastic range of shops, cafes and amenities nearby. It is ideally located for those looking for good transport links, with several bus links serving Morden, Carshalton, Wallington, Purley, Sutton and beyond, and Wallington mainline train station with its great links into Central London. This is an ideal purchase for those wanting to be close to local and highly regarded grammar schools with Wallington Girls, Wilsons Grammar and Wallington County Grammar all within easy walking distance, and other Sutton grammar schools easily accessible by nearby bus routes.

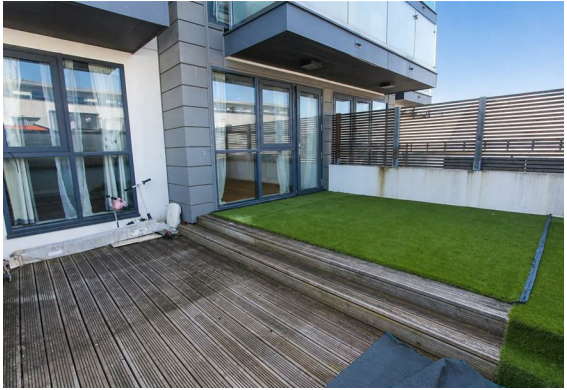
Accommodation
Video phone security entry system, door into communal hallway, lift and stairs to all floors and property entrance.

Entrance Hall
Built-in cupboard, videophone security entry system, wood flooring with underfloor heating

Open plan Living Dining Room and Kitchen

Kitchen
Range of modern grey gloss fitted kitchen units and drawers, Quartz worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated fridge/freezer, dishwasher and washing machine, integrated oven, gas hob and chrome extractor hood above, integrated microwave, breakfast bar, wood flooring with underfloor heating, double glazed full length windows and door leading out to private terrace.

Private Roof Terrace





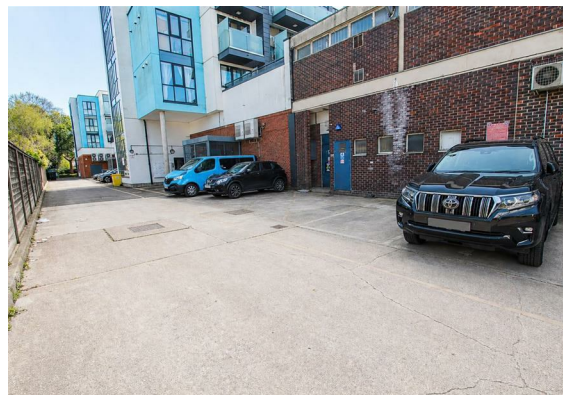
Bedroom One
Built-in wardrobes, fitted carpet with underfloor heating, full length windows to rear aspect.

Bedroom Two
Built-in wardrobes, fitted carpet with underfloor heating, full length windows to rear aspect

Bathroom
Modern three-piece suite comprising enclosed bath with shower screen, thermostatic shower, wall mounted vanity wash hand basin with chrome mixer tap and storage below below, enclosed WC, heated chrome towel rail, shaver point, tiled walls and flooring.

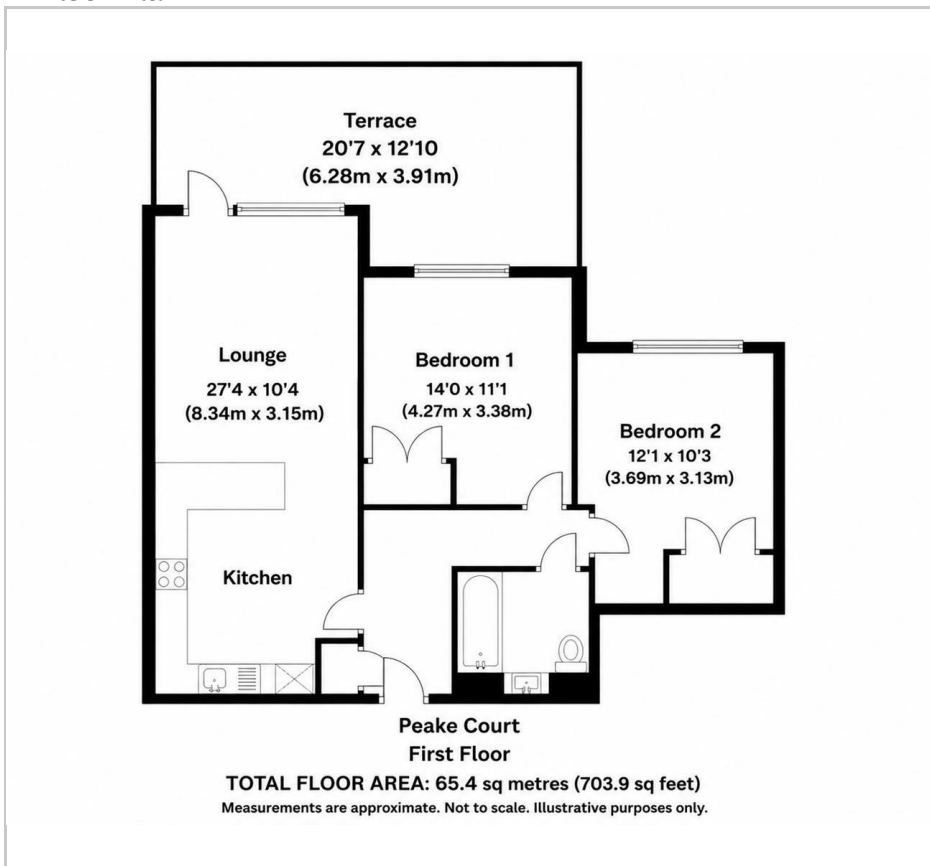
Outside
Allocated parking space
Beautifully maintained roof garden
Communal bike storage

ROOM MEASUREMENTS (maximum measurements)
Lounge/Kitchen: 27'4 x 10'4 (8.34m x 3.15m)
Bedroom 1: 14'0 x 11'1 (4.27m x 3.38m)
Bedroom 2: 12'1 x 10'3 (3.69m x 3.13m)
Bathroom: 7'1 x 6'6 (2.16m x 1.98m)
Terrace: 20'7 x 12'10 (6.28m x 3.91m)



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



Additional Information

Property is vacant, sold with no onward chain.
 Underfloor heating in all rooms except bathroom (which has an electric heated chrome towel rail/heater)
 Owned since 2022
 Allocated parking space just outside entrance
 Heating system - Electric boiler (positioned in 2nd bedroom wardrobe)
 Fuse board in hall cupboard
 All integrated appliances in kitchen
 Private terrace and large communal roof garden just across the hallway
 Lift serviced

Council Tax band C
 Lease 125yrs from 1 January 2018 - 117yrs remaining
 Ground Rent - £250pa
 Service Charges - £1456.65 paid every 6mths

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.

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