



Flat 3, 33 Stafford Road, Wallington, SM6 9AP



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Asking price £375,000

Cromwells
ESTATE AGENTS



Flat 3, 33 Stafford Road, Wallington, SM6 9AP

Set within a desirable modern and gated 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 and a large private balcony. There is also an allocated parking space, videophone security entry and use of a 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.

Accommodation

Videophone security entry system, door into communal hall. Stairs and lift to 1st floor

Front door into

Entrance Hall

Videophone security entry system, built in cupboard with combination boiler, laminate flooring.

Bedroom One

Full length triple glazed window to side aspect, radiator, fitted carpet.

Bedroom Two

Built-in wardrobes, full length triple glazed window to side aspect, radiators, fitted carpet

Bathroom

Luxury three piece suite comprising of panel enclosed bath with shower screen and thermostatic shower, wall mounted vanity wash handbasin with chrome mixer tap and storage below, enclosed WC, tiled walls and flooring, extractor fan.

Open plan Living Dining Room and Kitchen

Kitchen

Range of modern kitchen units and drawers, pantry cupboards with pull out drawers, cupboard housing boiler, worksurface, inset sink with brushed gold tap (instant hot water tap), integrated oven and electric hob with extractor fan above, integrated fridge, freezer, dishwasher and washing machine, .

Living Dining Room

Radiators, laminate flooring, triple glazed windows to front aspect, door leading out to private balcony, 'Mitsubishi' air conditioning unit

Private Balcony

Outside

Secure gated parking with allocated parking space
Communal bike storage

Communal Garden

CCTV cameras on communal grounds

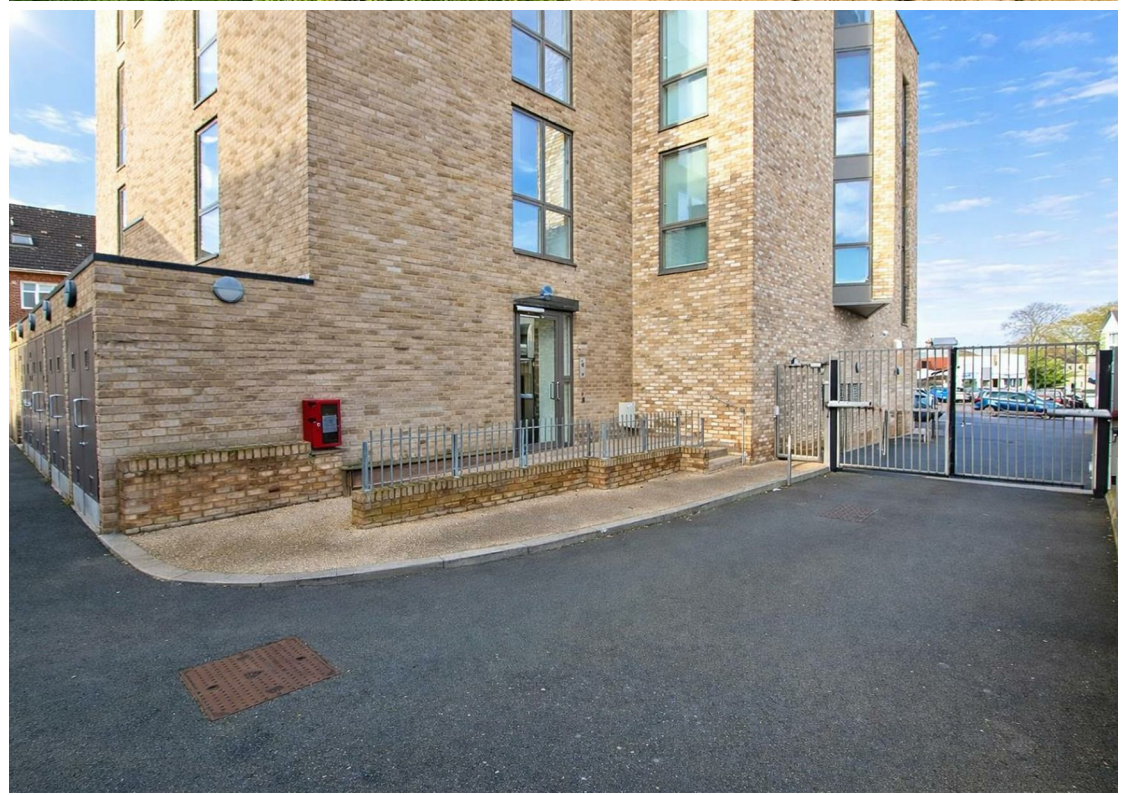
BUYER'S INFORMATION

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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

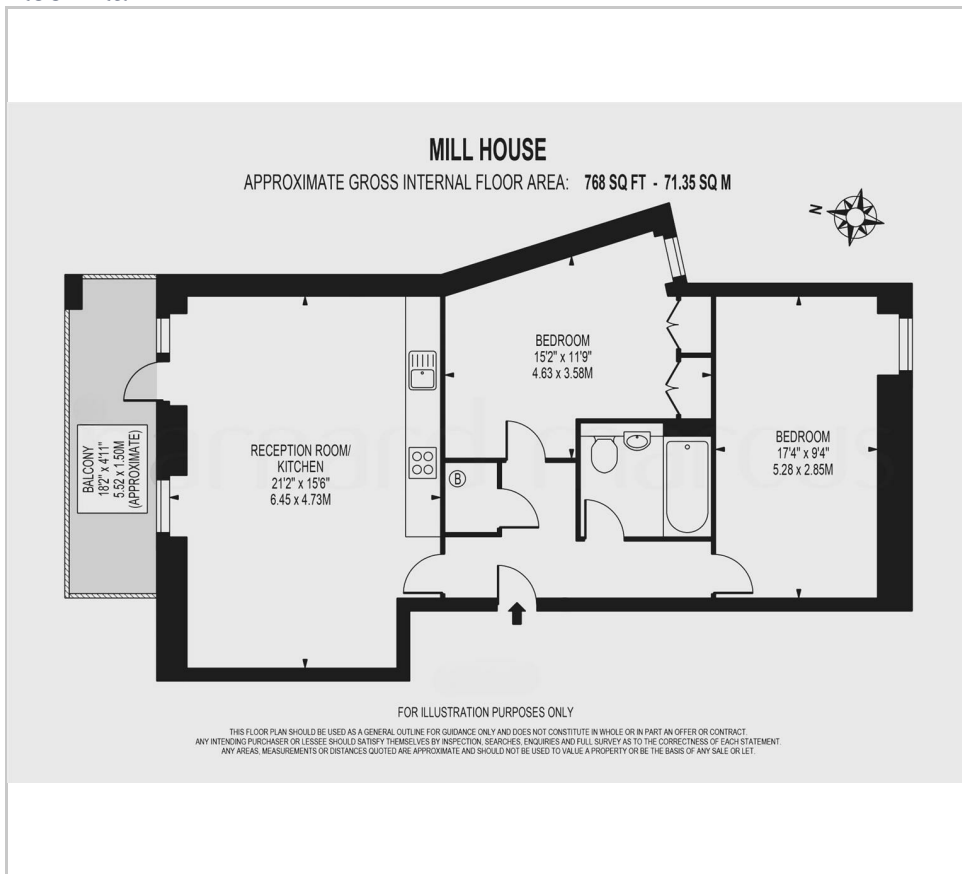








Floor Plan



Additional Information

Lived 5 years

Since lived there - re-tiled new bathroom, new flooring, new kitchen, new air con unit fitted, redecorated throughout

Allocated parking space

Gas central heating- cupboard in hallway

Kitchen - integrated appliances

Triple glazing throughout property

Lift serviced and gated secure entrance

Communal garden to the rear of neighbouring block - all residents have access and use of

Lease 125yrs from 21.12.2020 - 120yrs remaining

Ground Rent £350pa

Service Charges £2,385.84 annually, includes building insurance, billed quarterly

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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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