



Queens Road, Wallington SM6 0AG

welcome to

Queens Road, Wallington

A bright and spacious two double bedroom maisonette, ideally located on the ever-popular Queens Road, just moments from Wallington station and the town centre, offering fantastic transport links.

This well-proportioned home boasts generous living accommodation throughout, with two good-sized double bedrooms and a light-filled interior. Further benefits include a long lease and low service charges, making it an ideal purchase for both first-time buyers and investors alike.

Conveniently situated close to local amenities, shops, and transport connections, this property offers both comfort and practicality in a highly desirable location.



Agent's Note

welcome to

Queens Road, Wallington

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- LONG LEASE
- LOW SERVICE CHARGE
- CLOSE TO STATION AND TOWN CENTRE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106399



Property Ref:
WLG106399 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8669 7883



wallington@barnardmarcus.co.uk



Canon Court, Manor Road, WALLINGTON,
Surrey, SM6 0AP



barnardmarcus.co.uk