

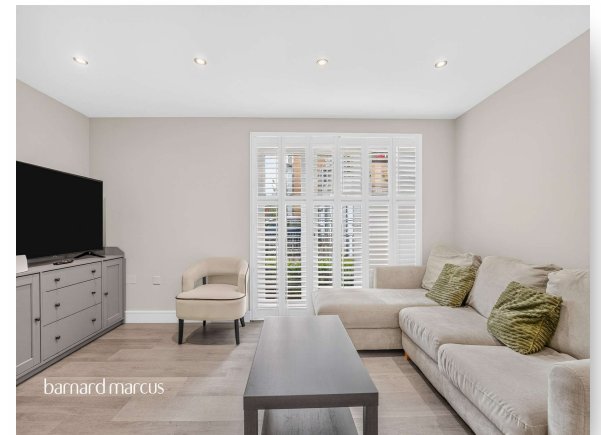
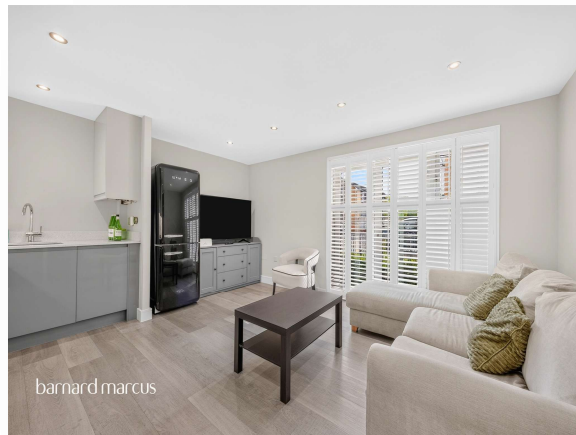


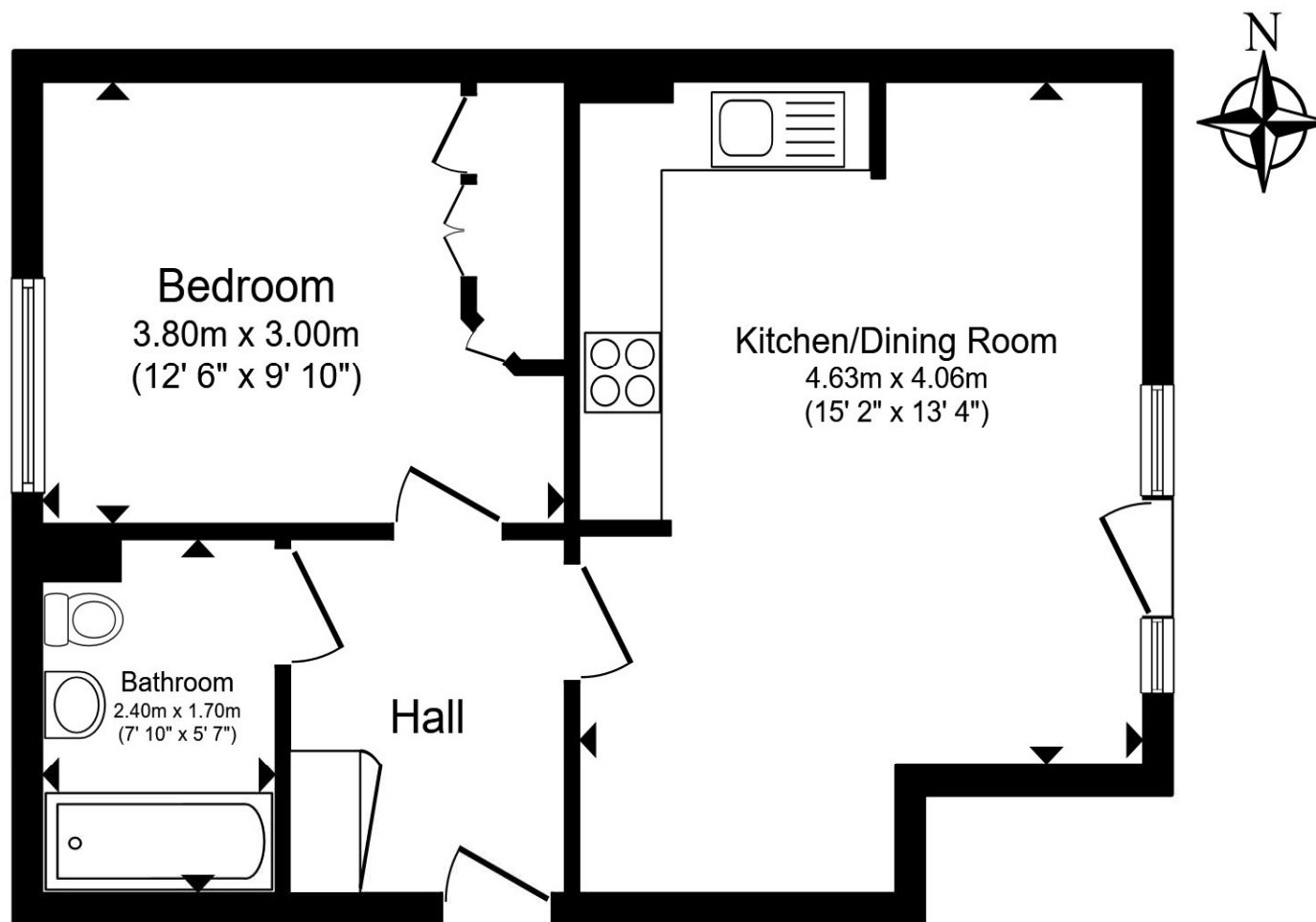
barnard marcus

Heron Way, Wallington SM6 9DX

welcome to
Heron Way, Wallington

Situated in a popular residential location, this beautifully presented one-bedroom ground floor flat offers modern living in excellent condition throughout, making it an ideal purchase for first-time buyers, downsizers, or investors alike.





Total floor area 42.4 m² (457 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated in a popular residential location, this beautifully presented one-bedroom ground floor flat offers modern living in excellent condition throughout, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property features a bright and spacious open-plan kitchen/living area, creating a contemporary and sociable living space perfect for both relaxing and entertaining. The well-appointed kitchen is seamlessly integrated into the living area, providing a practical and stylish layout.

The generous double bedroom is complemented by a modern bathroom and ample storage, while the flat's ground floor position offers ease of access and convenience.

Further benefits include allocated parking, well-maintained communal areas, and a desirable location close to local shops, transport links, and amenities.

welcome to

Heron Way, Wallington

- ONE BEDROOM GROUND FLOOR APARTMENT
- GREAT CONDITION THROUGHOUT
- OPEN PLAN KITCHEN LIVING AREA
- ALLOCATED PARKING
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1600.00

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.

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106711



Property Ref:
WLG106711 - 0003

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.



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