FOR SALE









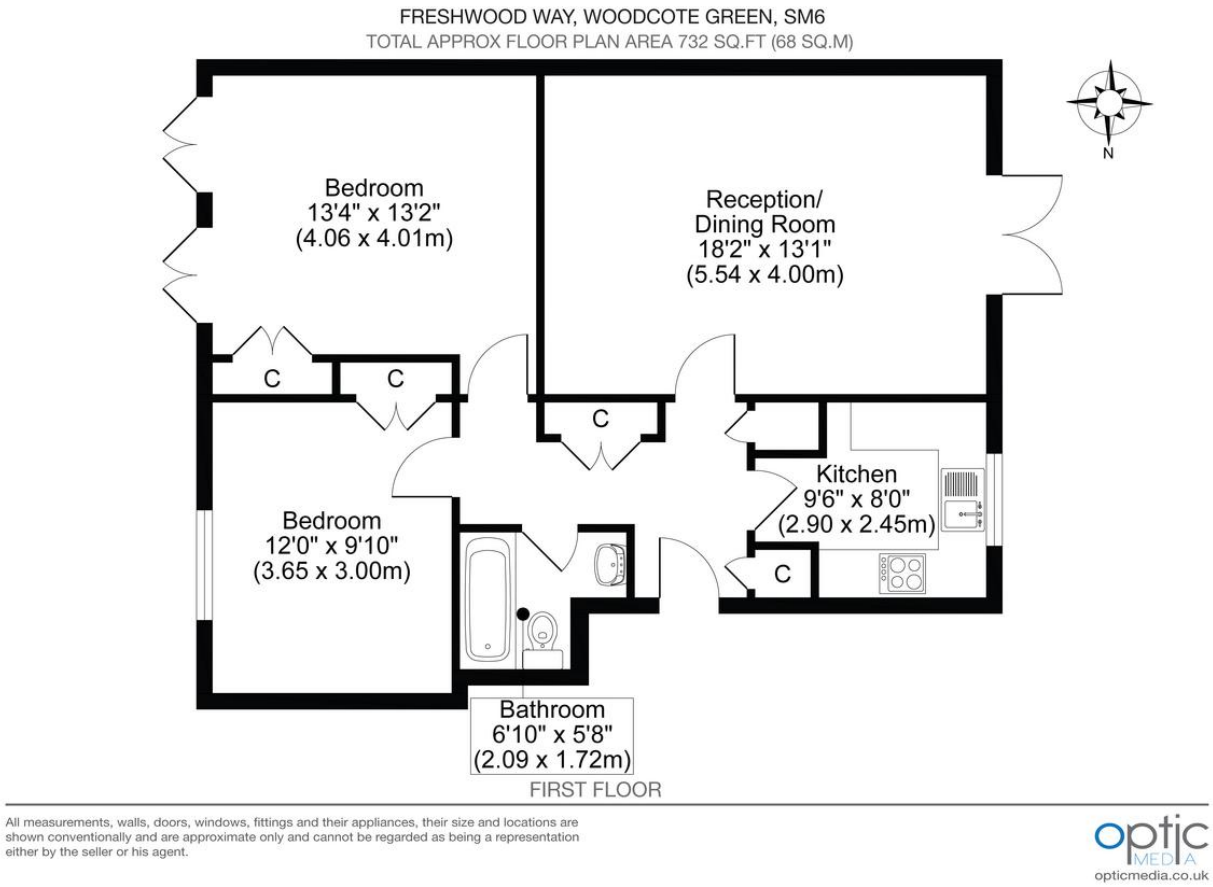
Freshwood Way, Wallington, SM6
“Offers in Excess of” £250,000

MARTIN&CO

- SPACIOUS FIRST FLOOR FLAT IN SOUTH WALLINGTON
- 2 DOUBLE BEDROOMS
- REQUIRES IMMEDIATE MODERNISATION
- PRIVATE BALCONY
- GARAGE EN BLOCK
- LONG LEASE
- NO CHAIN
- KEYS HELD

INVESTMENT OPPORTUNITY. Spacious 2 Double bedroom FIRST FLOOR flat, over 732 SQ FT. with a PRIVATE BALCONY, long 977 lease and a garage, located in a popular cul-de-sac on the south side of Wallington. Well maintained communal gardens, close to Wallington High Street & Wallington High School for Girls on Woodcote Road. Serious buyers only please, IMMEDIATE REFURBISHMENT IS REQUIRED so priced accordingly. NO CHAIN. KEYS HELD. Sutton Council tax Band C = £2,114.35 pa. EPC Band C. SOLE AGENTS.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman