



**Price**  
**£115,000**

**Leasehold**

1x  1x  1x 

**Marlborough Court,  
Cranley Gardens,  
Wallington, Surrey, SM6**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Second floor retirement flat
- Chain free. Communal gardens
- Walk-in shower room. Over '60's.  
Cats and dogs generally accepted  
(subject to the terms of the lease)
- Conveniently located just a short  
distance from the High Street
- Easy access to shops and amenities

## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge/Diner: 20'1 x 10'7 (6.13m x 3.23m)

Kitchen: 7'5 x 7'1 (2.26m x 2.16m)

Bedroom: 13'6 x 9'1 (4.12m x 2.77m)

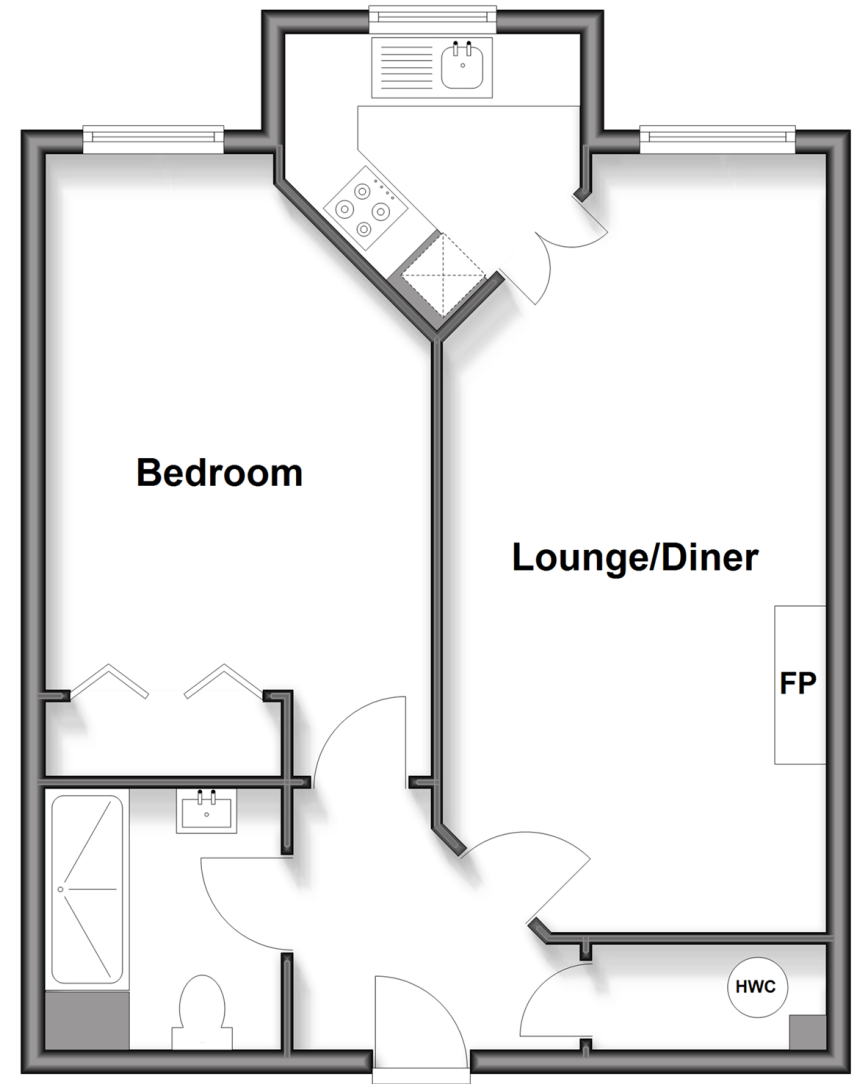
Shower Room

### OUTSIDE

Residents' Parking

## Second Floor

Approx. 50.6 sq. metres (544.4 sq. feet)



Call Wallington - 020 8647 0011 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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