Flat 10 Peake Court, 2 Cavalier Close, Wallington, SM6 8DL

2 1 1 **£350,000**

Cromwells
ESTATE AGENTS

Flat 10 Peake Court

2 Cavalier Close Wallington, SM6 8DL

£350,000

Set within a desirable modern and development in the heart of Wallington, is this spacious two bedroom second floor apartment, which offers a bright and spacious interior with open plan living, a high specification kitchen and bathroom, two double bedrooms with fitted wardrobes and a large private terrace. There is also an allocated parking space, videophone security entry and use of a lovely 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. This is an ideal purchase for those wanting to be close to local and highly regarded grammar schools with Wallington Girls, Wilsons Grammar and Wallington County Grammar all within easy walking distance. and other Sutton grammar schools easily accessible by nearby bus routes.

Accommodation

Security phone entry system and door to..

Communal entrance
Stairs and lift service to 2nd floor

Wooden front door to..

Entrance hall
Solid wood flooring with under floor heating, wall mounted video entry phone, storage cupboard, wall mounted thermostat.

Lounge/diner
Solid wood flooring with under floor heating, double glazed window and door to rear aspect and balcony, wall mounted thermostat, integrated fridge/freezer.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and chrome mixer tap with water softener, integrated washing machine and dishwasher, inlaid gas hob with oven/grill below and extractor fan above,

integrated microwave, solid wood flooring with underfloor heating.

Bedroom one
Double glazed window and door to rear aspect and balcony, under floor heating, extract fan, built-in wardrobe.

Bedroom two
Double glazed window to rear aspect, under floor heating, extractor fan, built in wardrobe housing “Worcester” boiler.

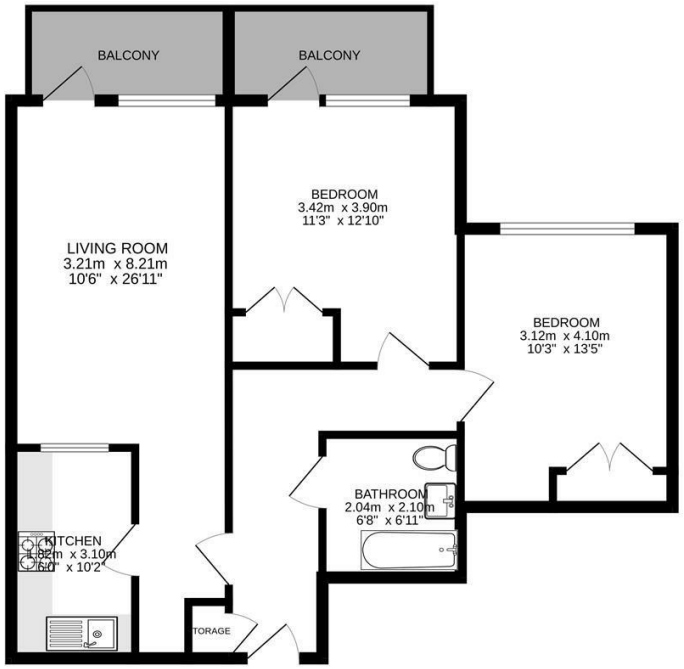
Bathroom
Modern suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, part tiled walls, tiled flooring, heated chrome towel rail.

Communal gardens (accessed on first floor)

Outside - allocated parking.

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan



2nd floor
64.7 sq.m. (697 sq.ft.) approx.

TOTAL FLOOR AREA : 64.7 sq.m. (697 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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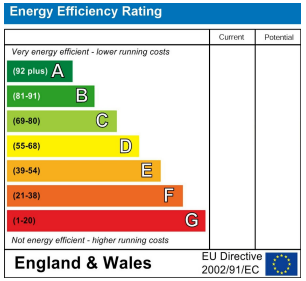

Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

Additional Information

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as

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