FOR SALE









Sunkist Way, Wallington, SM6
Asking Price of £255,000 LH

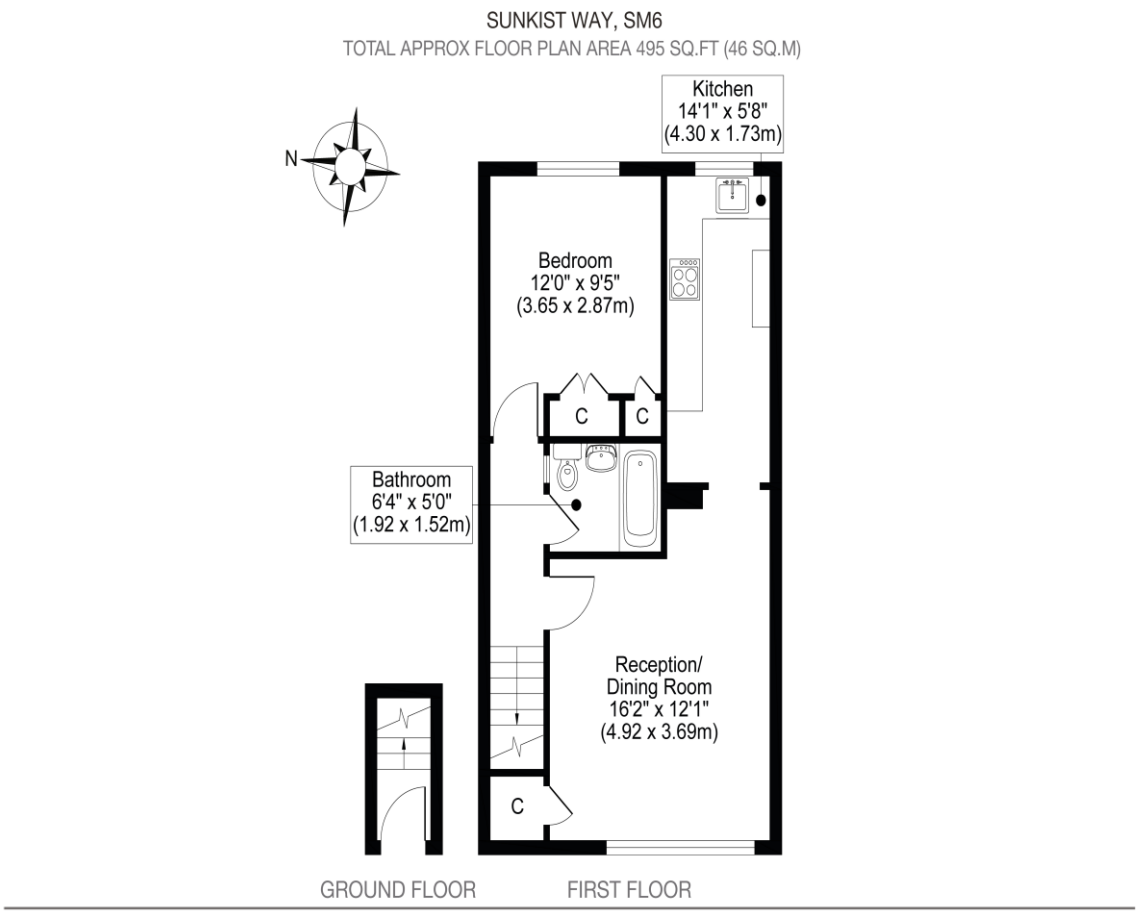
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Sunkist Way, Wallington, SM6

- **BUY TO LET INVESTMENT ONLY**
- **First Floor Maisonette**
- **Large Living/Dining Room**
- **Smart Kitchen with Dishwasher**
- **Modern Bathroom**
- **Gas Heating**
- **Allocated Parking**
- **950+ year lease**
- **Sold with tenant in situ**

BUY TO LET INVESTMENT. Don't miss this bright and spacious one bedroom first floor maisonette, in a quiet location in the popular 'Apeldoorn' development in the south Wallington area. THE PROPERTY IS BEING SOLD WITH THE TENANT IN SITU, CURRENT RENT IS £1150PCM.

This property boasts a long 950+ year lease remaining, ground rent peppercorn, large living/dining room, Smart Kitchen with Dishwasher, Modern Bathroom and gas heating. Also comes with 1 allocated parking space. EPC Band C Council Tax Band C £2,017.53



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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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