

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



B

# Batik Court, Rayon Close, Wallington

£290,000

**HUNTERS**<sup>®</sup>  
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**990 YEAR LEASE!** Welcome to this charming apartment quietly located at the rear of this very popular development, close to Hackbridge station, making it an excellent choice for commuters. Additionally, you will find a variety of amenities nearby, including supermarkets, a gym, and restaurants, all within easy reach.

This larger style one-bedroom, ground floor apartment, built in 2022, offers a modern living experience with a generous 615 square feet of space. The kitchen includes an integrated dishwasher and fridge freezer and benefits from an upgrade to Silestone worksurfaces. The flooring throughout the property is upgraded to Amtico.

One of the standout features of this property is the outdoor terrace, which offers a lovely space to enjoy fresh air and sunshine. This is an ideal spot for morning coffee or evening relaxation.

With a 990-year lease and zero ground rent, this apartment presents a fantastic opportunity for both first-time buyers and investors alike. Don't miss the chance to make this lovely flat your new home in Wallington.

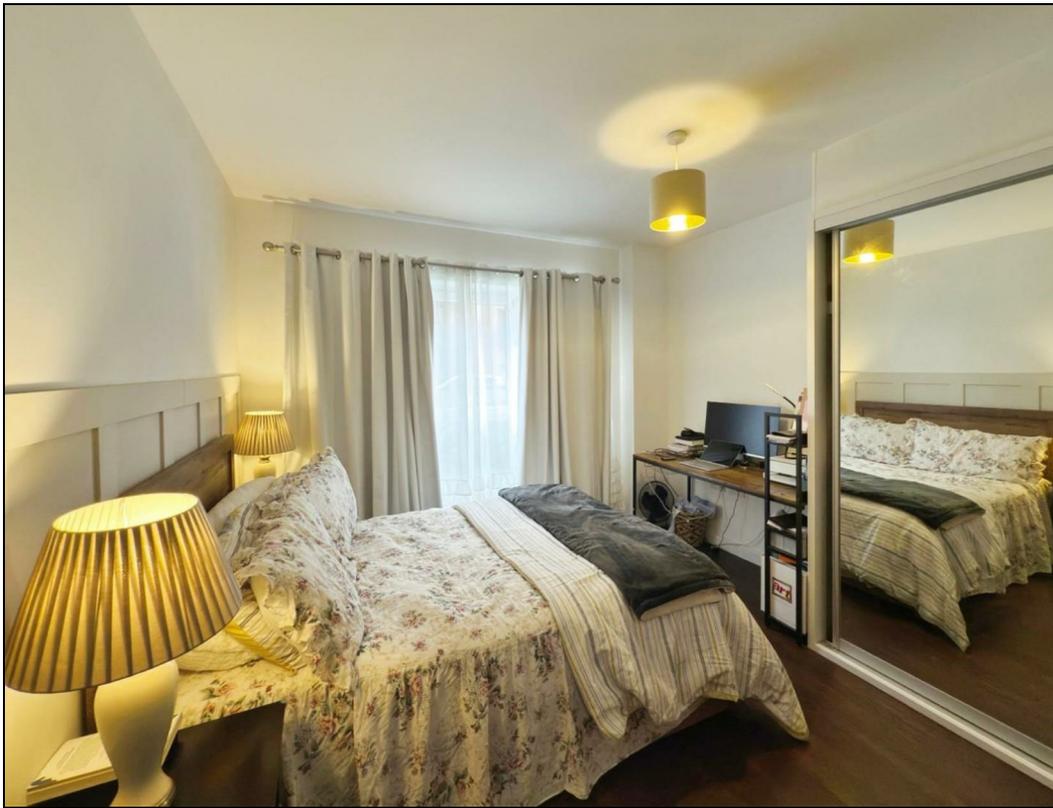
92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
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## KEY FEATURES

- LARGER STYLE ONE BEDROOM APARTMENT
- OUTDOOR TERRACE
- STATION & AMENITIES ALL CLOSE BY
  - 990 YEAR LEASE
  - ZERO GROUND RENT
- BUILT-IN WARDROBES & CUPBOARDS
  - VERY POPULAR DEVELOPMENT
  - LOVELY CONDITION THROUGHOUT





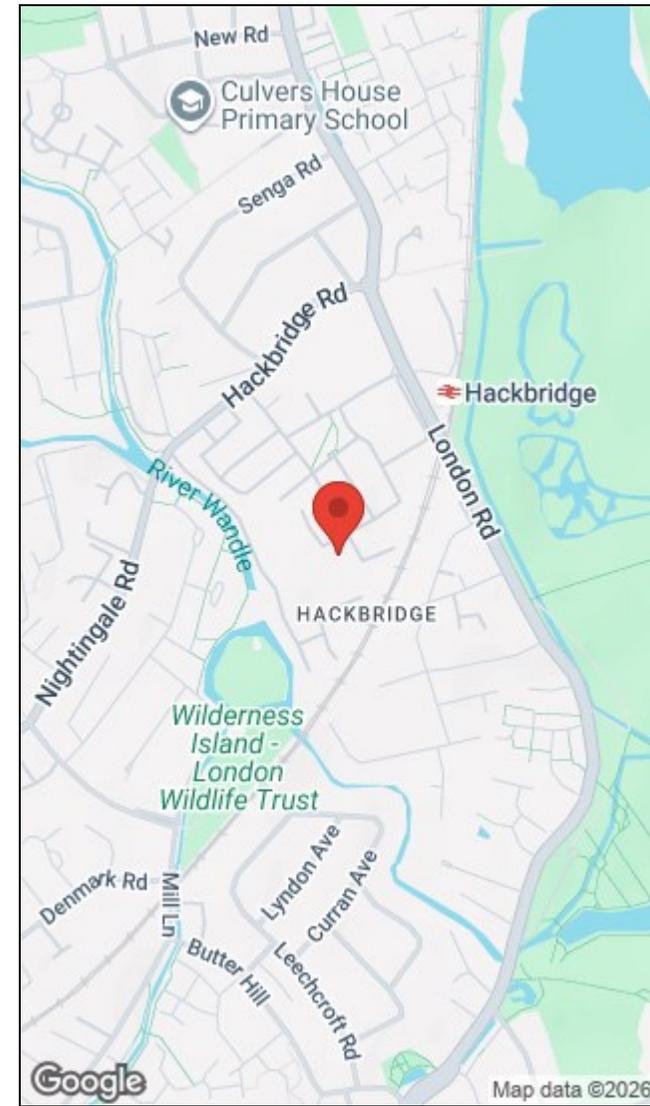


Floor Plan

Approx. Gross Internal Floor Area 615 sq. ft / 57.15 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>82</b>	<b>82</b>		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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