



**Salisbury House Melbourne Road, Wallington SM6 8SA**



***welcome to***

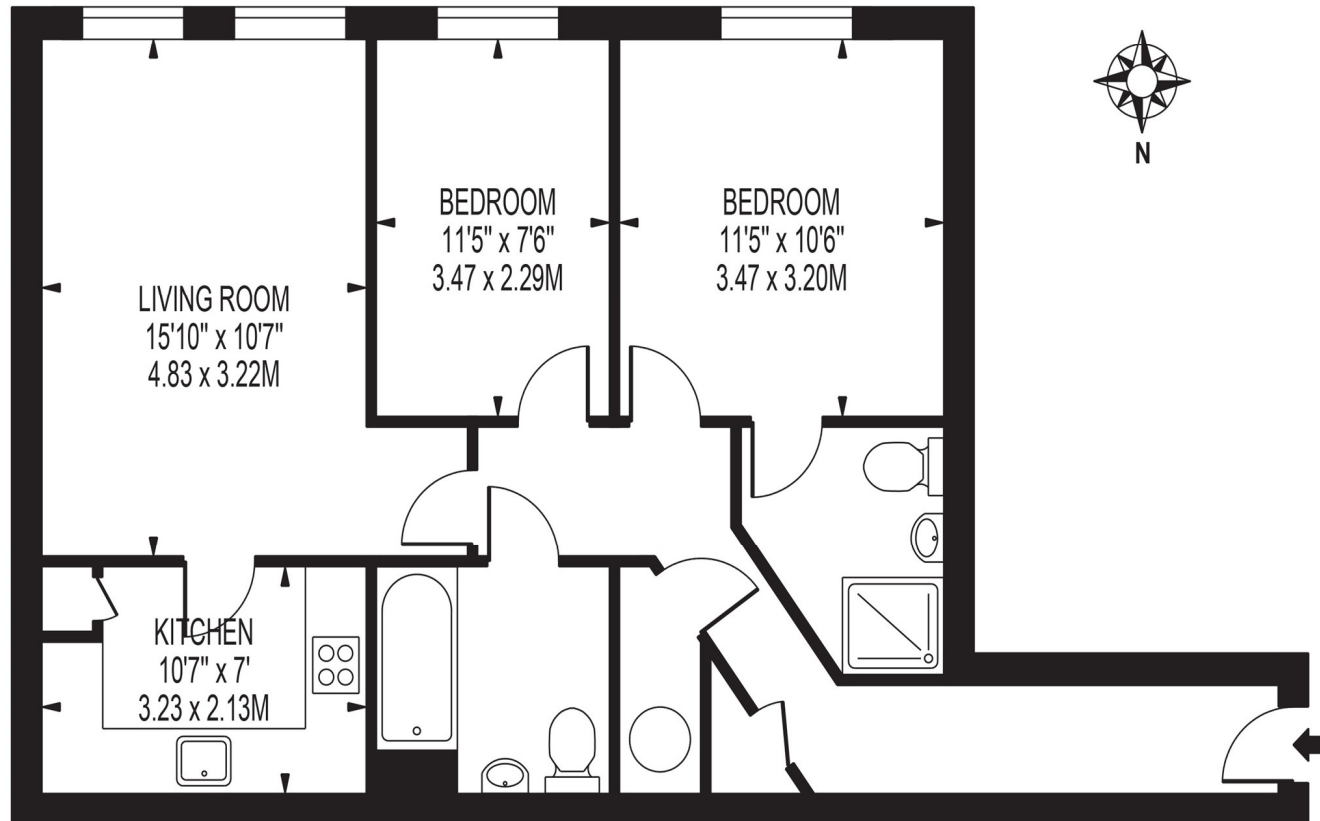
## **Salisbury House Melbourne Road, Wallington**

Set within a quiet gated development only moments from Wallington Station, this beautifully bright and airy second floor apartment with secure parking. This lovely apartment enjoys generous living and entertaining spaces with the rooms all accessed via the long entrance corridor. The lounge is a fantastic size with dual aspect windows promoting both space and light; the kitchen can be found off the lounge and is well appointed. Both bedrooms are sizeable with the master benefitting from an en-suite facility. Salisbury House is a popular purpose built block set back off the road behind private gates offering a feel of tranquility and security; the apartment comes with an allocated parking space and is ideally situated for access to Wallington Station and the vast array of amenities along Wallington High Street and Manor Road.



# SALISBURY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 706 SQ FT - 65.60 SQ M



## SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Salisbury House Melbourne Road, Wallington

- TWO BEDROOM APARTMENT
- PARKING
- SECURE GATED DEVELOPMENT
- FANTASTIC LOCATION CLOSE TO WALLINGTON STATION
- TWO BATHROOMS

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2100.00

Ground Rent: 228.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£280,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WLG105371](https://barnardmarcus.co.uk/Property/WLG105371)



Property Ref:  
WLG105371 - 0036

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