Flat 32, Elles House Shotfield, Wallington, SM6 0BL

2 1 2

Guide price £350,000

Cromwells
ESTATE AGENTS

Elles House Shotfield, Wallington, SM6 0BL

Welcome to Elles House, a beautifully presented retirement property located in the heart of Wallington. This modern two-bedroom apartment, spanning an impressive 795 square feet, is designed specifically for those over 70, offering a perfect blend of comfort and convenience.

Upon entering, you will be greeted by a bright and airy living space, enhanced by dual aspect windows facing south and west, allowing natural light to flood the rooms throughout the day. The apartment has been recently redecorated, featuring new carpets that add a touch of elegance to the home.

One of the standout features of the property is the private balcony offering a serene view of the beautifully maintained communal gardens, perfect for enjoying a morning coffee or an evening read.

Elles House is not just a home; it is a community. Residents benefit from a range of communal facilities designed to enhance their lifestyle. These include a 24-hour in-house duty manager for peace of mind, a welcoming communal lounge for social gatherings, a restaurant for convenient dining, and a function room for special occasions. Additionally, there is a laundry room and a guest suite available for visitors.

This property is an ideal choice for those seeking a supportive and vibrant living environment, all while enjoying the independence of apartment living. Don't miss the opportunity to make this delightful apartment your new home.

Accommodation

Entrance Hall
Fitted carpet, underfloor heating, emergency pull cord.

Bathroom
Modern suite comprising of vanity wash hand basin with chrome mixer tap and storage below, WC, walk in shower, heated chrome towel rail, tiled walls and flooring, double glazed obscure window to side aspect

Bedroom One
Fitted carpet, underfloor heating, double glazed full length window overlooking communal garden, double glazed window to side aspect, walk in wardrobe with fitted shelving.

Bedroom Two
Fitted carpet, underfloor heating, double glazed window to rear aspect.

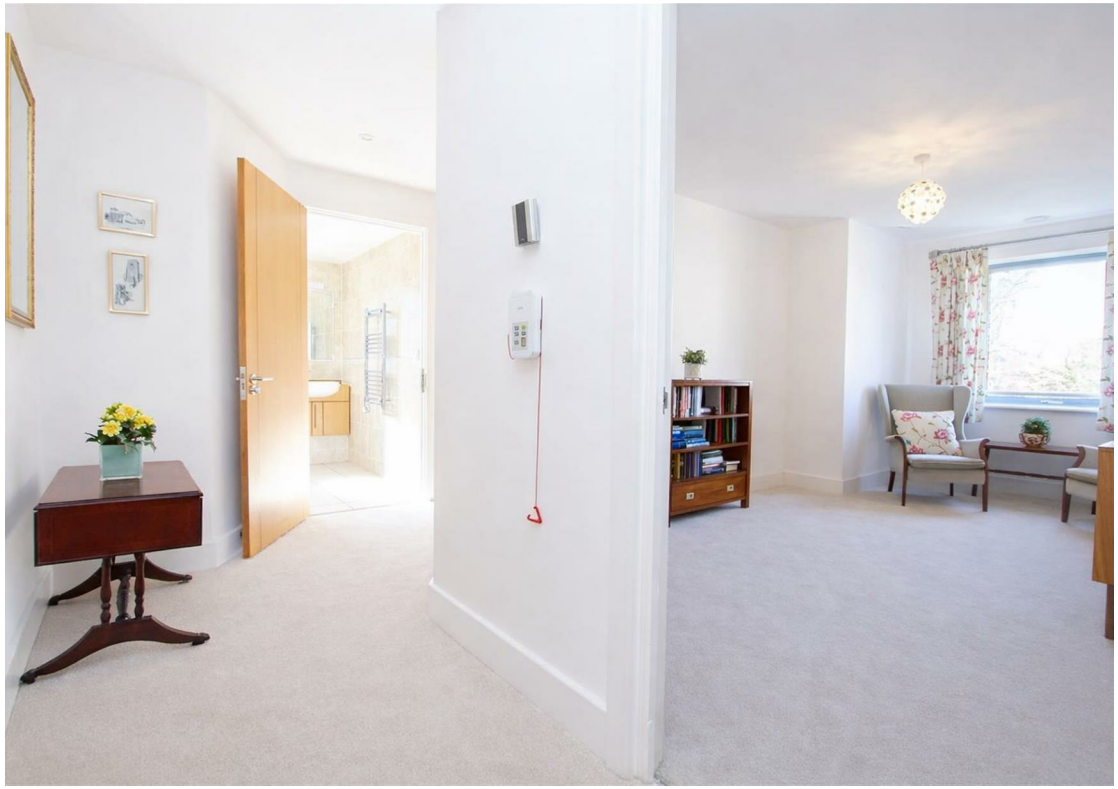
Open Plan Living Dining Room
Fitted carpet, underfloor heating, electric fireplace, large storage room, double glazed full length windows and patio door leading out to private balcony.

Private Balcony
West facing aspect with pleasant views across the communal garden.

Kitchen
Range of modern fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven/grill, electric hob and chrome extractor hood above, integrated fridge freezer, tiled splashback, tiled flooring, double glazed window to rear aspect.

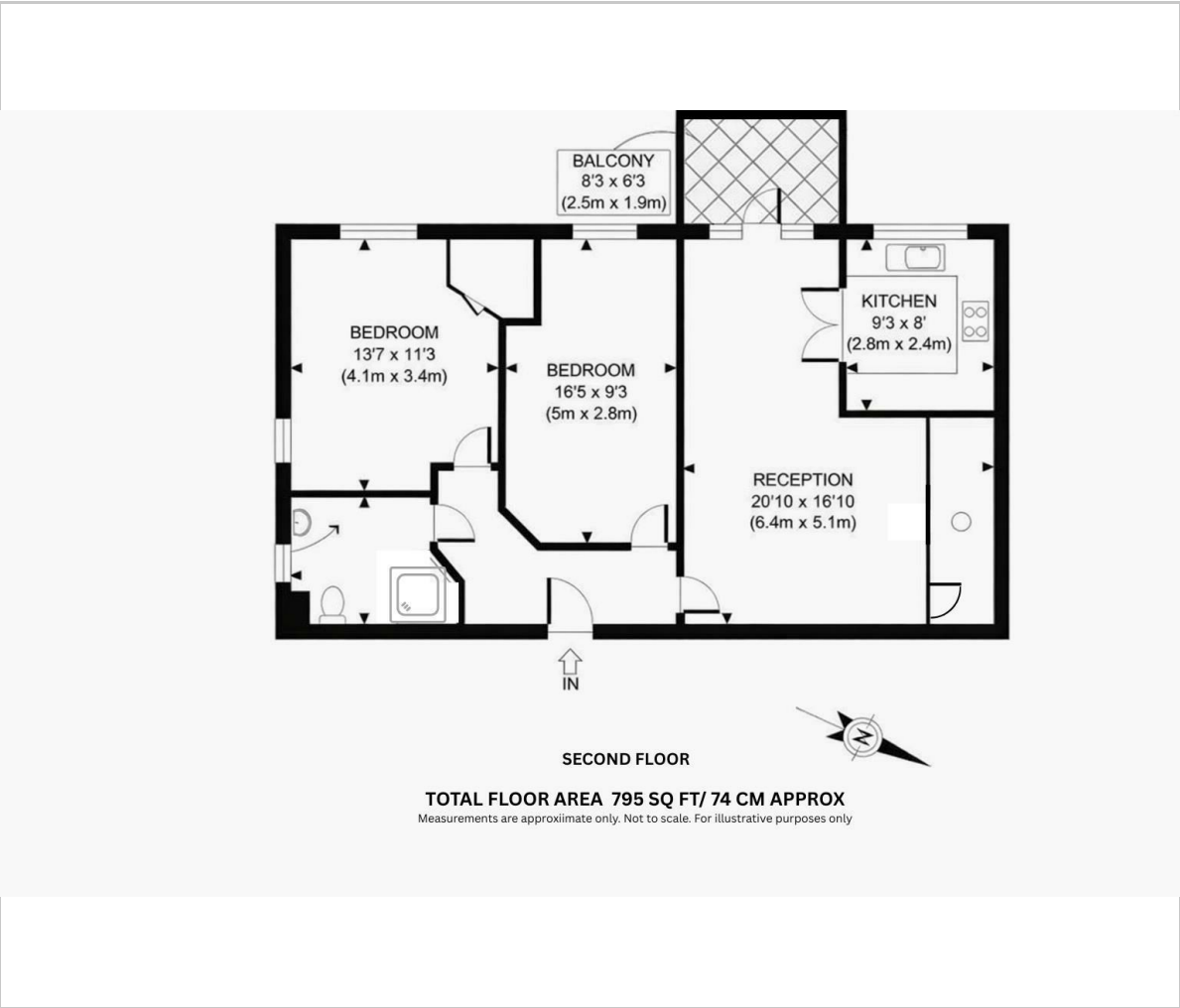
Communal Facilities
Communal Lounge
Function Room
Laundry Room
Guest suite
Communal Garden
In house 24hr duty manager
Domestic Assistance
Car park space/permit can be purchased on request

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.

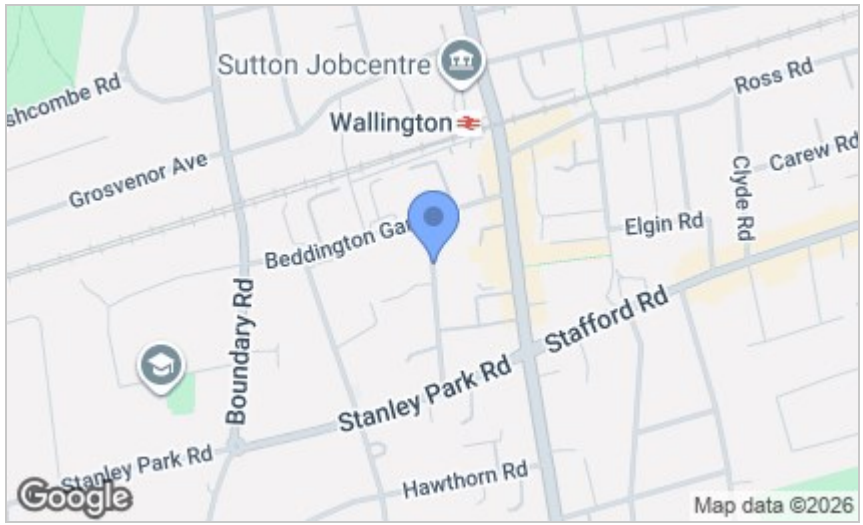


BALLES HOUSE

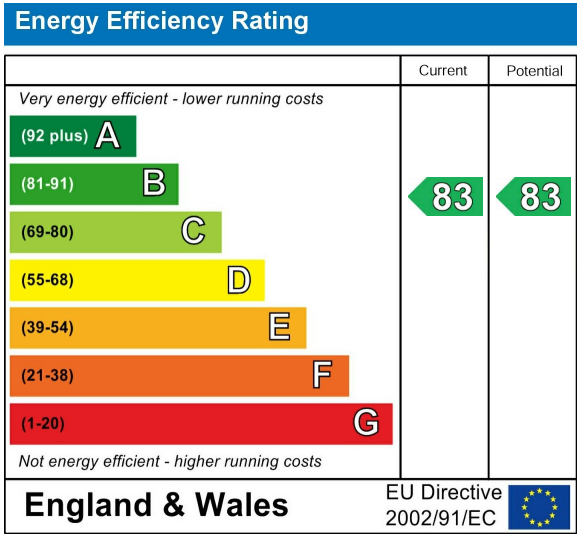
Floor Plan



Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

77d Manor Road, Wallington, Surrey, SM6 0DE
Tel: 020 8647 4422 Email: email@cromwellsestateagents.com
www.cromwellsestateagents.com

Cromwells
ESTATE AGENTS