



Flat 5, 58 Foxglove Way
Wallington, SM6 7JU
£260,000



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**** CHAIN FREE **** Cromwells Wallington are pleased to present this immaculately presented two bedroom top floor flat (2nd floor), situated in a popular modern development in Hackbridge. The property has been updated by the current owner with a modern kitchen and bathroom, and also offers two good sized bedrooms, a modern kitchen, an open plan living and dining space, and residents parking.

Foxglove Way is well located for easy access to local shops and fantastic transport links. Hackbridge train station is just a short walk away with its fast links in Central London, and there are also various bus routes nearby servicing Mitcham, Tooting, Sutton and Wallington.

Accommodation

Security phone entry system, door into communal hallway. Stairs to 2nd floor and property entrance.

Entrance Hall

Electric heater, built-in cupboard, laminate flooring, loft access

Living/Dining Room

Electric heater, laminate flooring, double glazed bay window to rear aspect.

Kitchen

Range of modern fitted kitchen units and drawers, laminate worktop, integrated oven, electric hob and extractor fan above, inset stainless steel sink with chrome mixer tap, space for fridge freezer and washing machine, tiled splashback, double glazed window to rear aspect.

Bedroom One

Laminate flooring, dressing room area, double glazed window to front aspect

Bedroom Two

Electric heater, built-in wardrobe, laminate





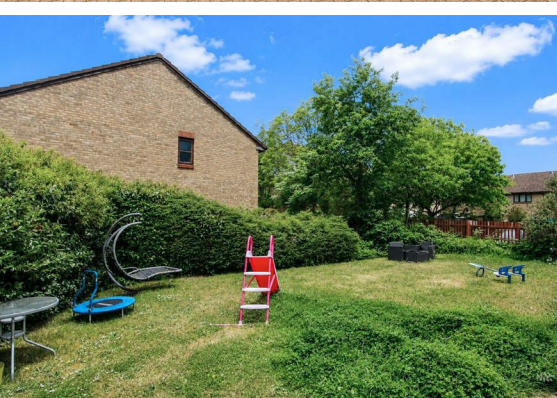
flooring, double glazed window to front aspect

Bathroom

Modern bathroom suite comprising panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower with hand shower attachment, vanity wash hand basin with chrome mixer tap and storage below, enclosed WC, built-in cupboard housing water tank, heated chrome towel rail, part tiled walls, laminate flooring, double glazed window to side aspect.

Outside

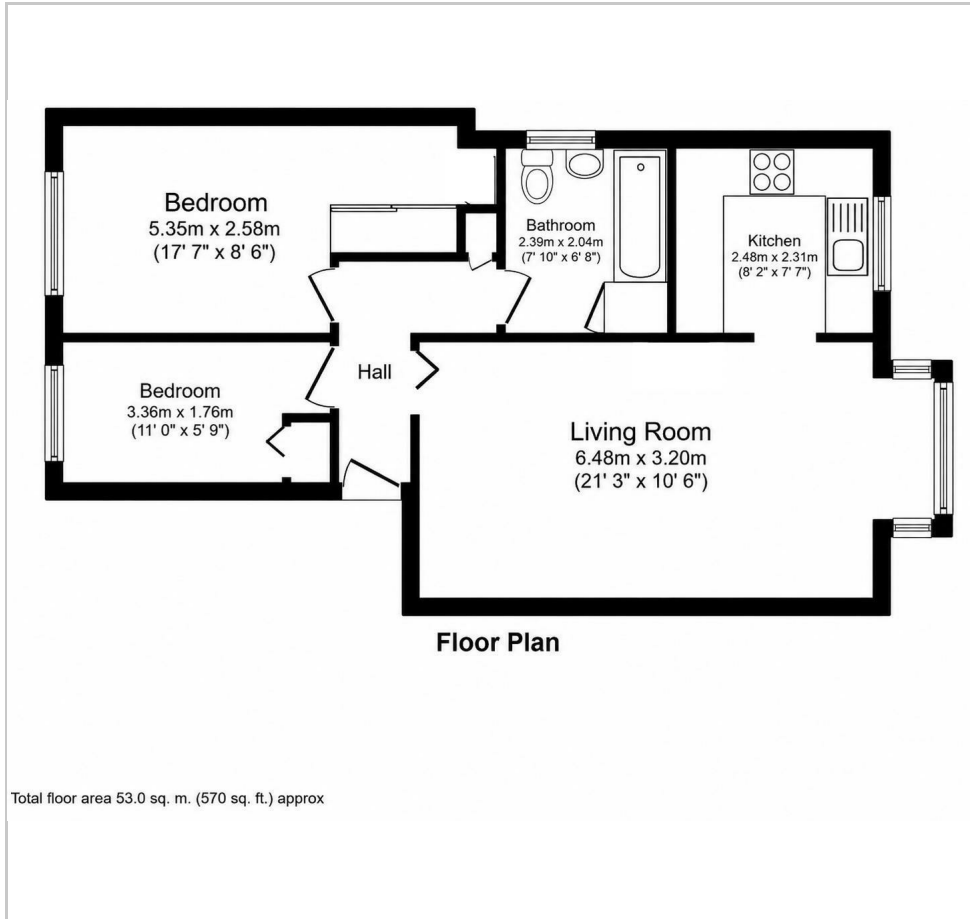
Allocated residents parking space
Visitors parking
Communal Garden



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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan



Total floor area 53.0 sq. m. (570 sq. ft.) approx

Additional Information

Owner has been renting the property out, no onward chain as tenants will vacate.
She renovated the property throughout and lived in it for a few years before letting out.

Electric heating

Allocated parking space (number 81)

Communal garden at the rear of the block

Council Tax D

Service Charge annually £1,797.48

Lease currently 89yrs

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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.

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