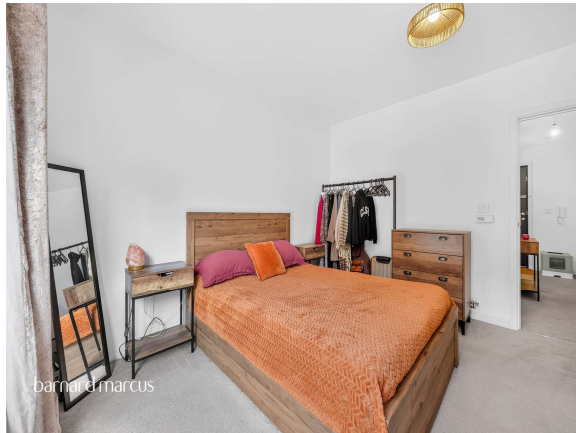


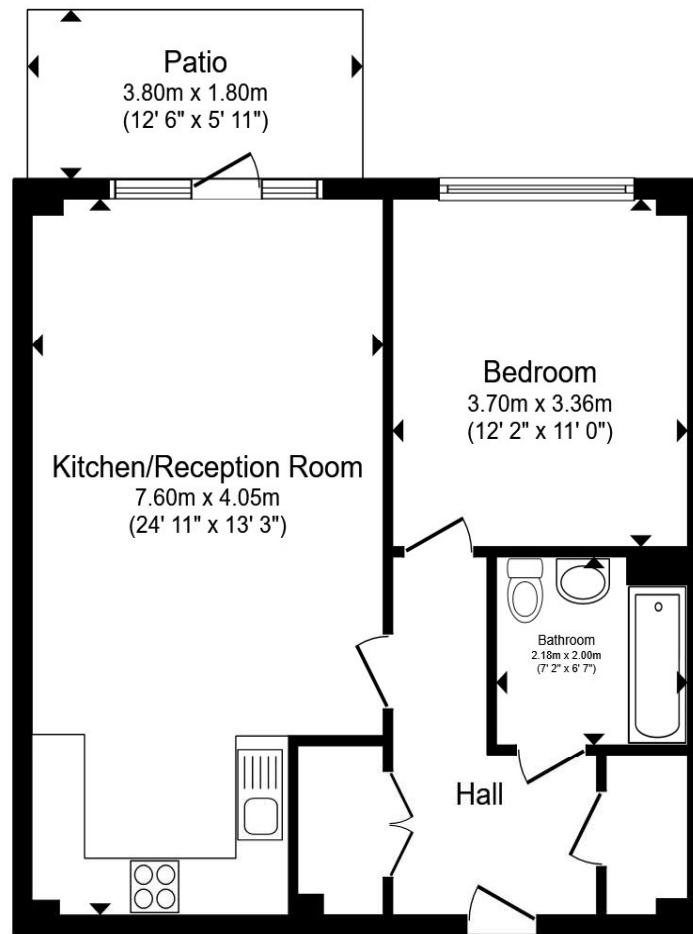


Scarlet House Thimble Crescent, Wallington SM6 7FR

welcome to
Scarlet House Thimble Crescent, Wallington

This beautifully presented one-bedroom ground floor apartment provides an excellent opportunity for first-time buyers looking to step onto the property ladder.





This beautifully presented one-bedroom ground floor apartment provides an excellent opportunity for first-time buyers looking to step onto the property ladder.

Presented in excellent condition throughout, the property boasts a spacious and contemporary open-plan lounge/kitchen area, creating a bright and versatile living space ideal for both relaxing and entertaining. The modern kitchen is well-equipped and seamlessly integrates with the living area, enhancing the apartment's sense of space.

The generous double bedroom is complemented by a stylish bathroom and an abundance of storage solutions throughout the property, offering practicality rarely found in similar apartments.

Ideally situated within the sought-after Thimble Crescent development, the apartment is conveniently located close to local amenities, transport links, and green spaces, making it perfectly suited for commuters and professionals alike.

Total floor area 56.7 m² (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Scarlet House Thimble Crescent, Wallington

- ONE BEDROOM GROUND FLOOR APARTMENT
- EXCELLENT CONDITION THROUGHOUT
- WALKING DISTANCE TO HACKBRIDGE TRAIN STATION
- IDEAL FIRST TIME BUYER PURCHASE
- CLOSE TO STATIONS AND GOOD TRANSPORT LINKS

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2243.88

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2017.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106752



Property Ref:
WLG106752 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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