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New Mill Quarter, Wallington

£375,000

Welcome to New Mill Quarter, a highly sought-after modern development located opposite Hackbridge mainline station. This delightful fourth floor apartment offers a perfect blend of comfort and convenience, making it an ideal choice for couples and young families alike.

Spanning an impressive 642 square feet, this well-appointed residence features two spacious bedrooms, each designed to provide a tranquil retreat. The well designed bathroom ensures that morning routines are seamless and stress-free. The inviting reception room serves as a perfect space for relaxation and entertaining, creating a warm atmosphere for family gatherings or quiet evenings in.

Residents of Pointelle House benefit from secure underground parking, providing peace of mind and easy access to your vehicle. Additionally, a dedicated bike store is available for those who enjoy cycling, promoting an active lifestyle in this vibrant community.

The well-kept communal grounds enhance the overall appeal of the development, offering a pleasant outdoor space for residents to enjoy. Whether you wish to take a leisurely stroll or simply relax in the fresh air, these grounds provide a lovely setting for all.

Anti-Money Laundering Checks
In accordance with UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) and identity checks on all buyers involved in a property transaction. These checks are a legal requirement and are completed through our appointed third-party compliance provider. Once an offer has been accepted, the provider will contact you directly to complete the necessary checks. A fee of £54 including VAT per person is payable for the checks. This fee covers the cost of carrying out the required identity verification and AML checks. Please note that the AML checks must be completed before we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable once the checks have been completed, including if the purchase does not proceed.

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KEY FEATURES

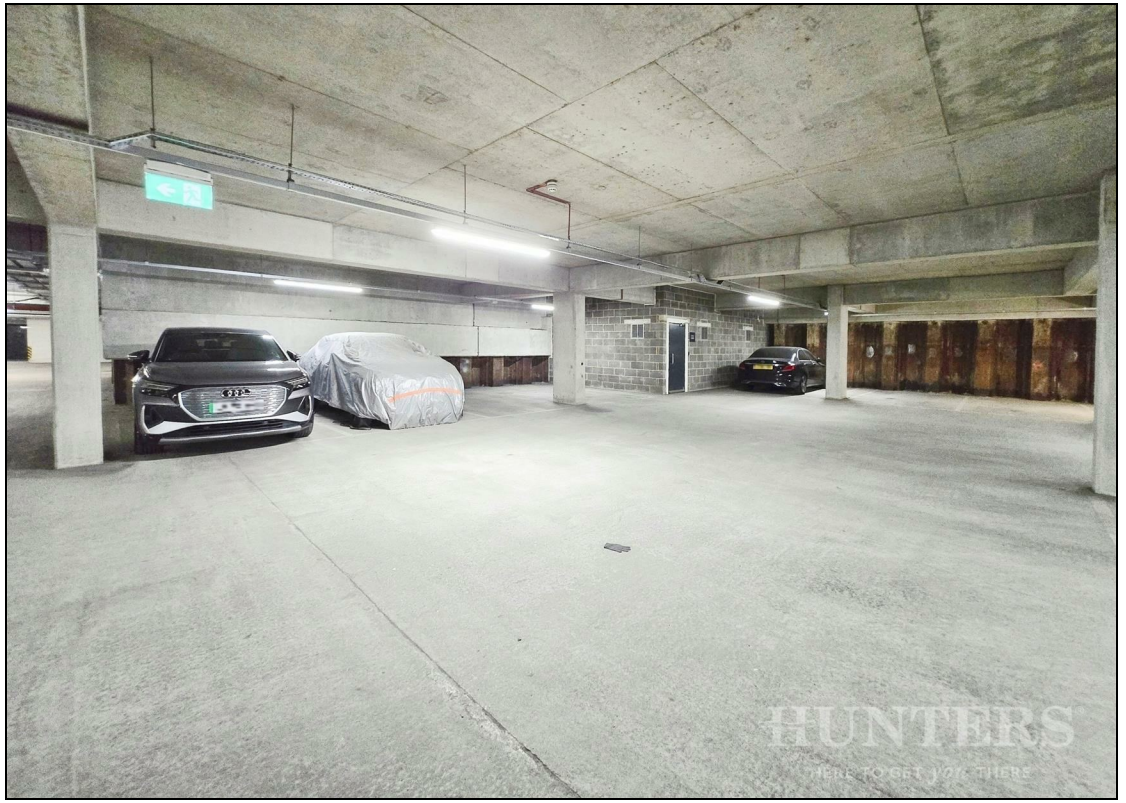
- 146 YEARS REMAINING ON LEASE
- EXCLUSIVE TO HUNTERS
- GAS HEATING (via SDEN system)
- BALCONY
- SECURE UNDERGROUND PARKING
- SECURE BIKE STORE
- VERY CLOSE TO MAINLINE STATION
- FOURTH FLOOR WITH LIFT SERVICE



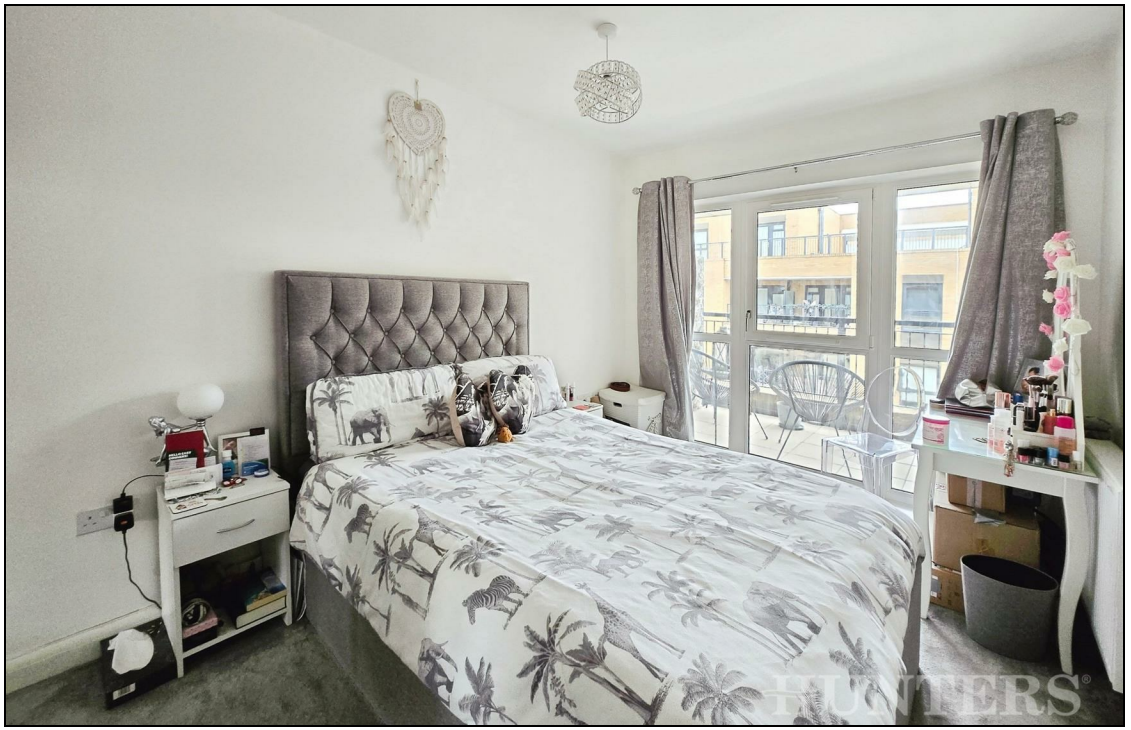


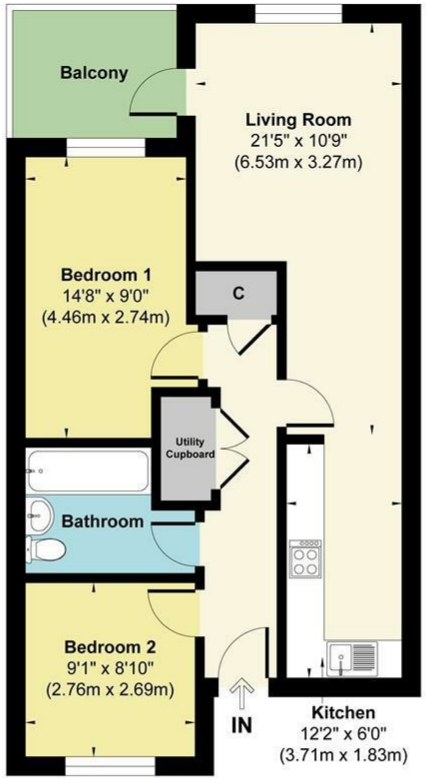



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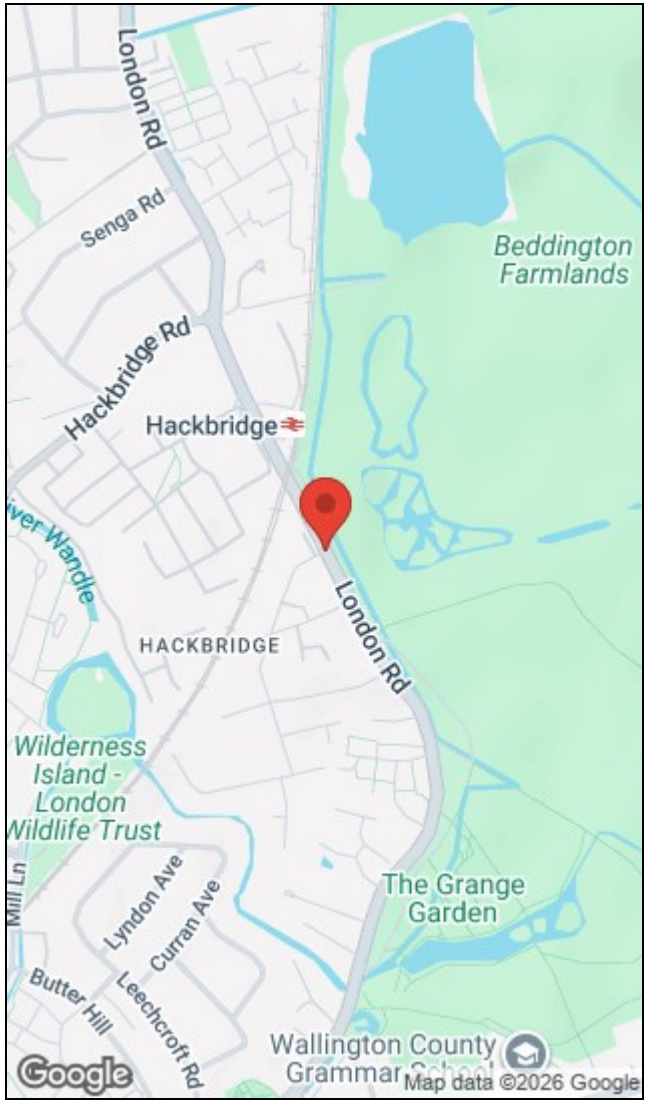

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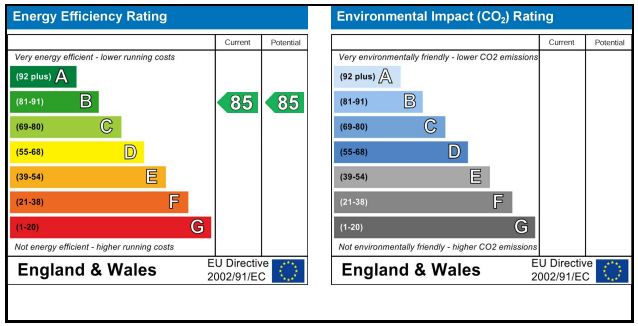


Approximate Floor Area
642 sq.ft
(59.65 sq.m)

Approx. Gross Internal Floor Area 642 sq. ft / 59.65 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.
Produced by designimperial.com





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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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