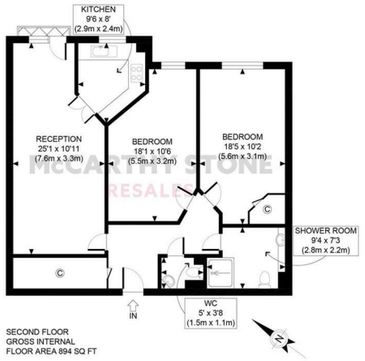
Excellent

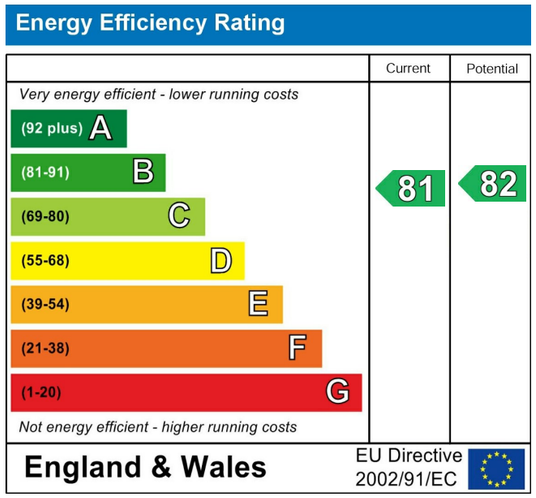
Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 894 SQ FT / 83 SQM	Elles house
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 28/02/26 photoplan





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered in England and Wales No. 10716544

The Property Ombudsman







30 Elles House

Shotfield, Wallington, SM6 0BL

2 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 30 Elles House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £325,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Estate Manager with 24/7 staffing
- 24 hour emergency call system
- Lifts to all floors
- Communal lounge for social activities
- Table service restaurant
- Guest suite for family or friends
- Landscaped gardens with fish pond
- Mobility scooter store with charging points
- Laundry room
- Convenient for Health Centre & Pharmacy and Wallington High Street

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

30 Elles House, Wallington

2 | 1 | Asking price £325,000

Summary
Elles House was purpose built for retirement living designed and built by McCarthy & Stone. The development consists of one and two-bedroom retirement apartments for the over 70s. There is an Estate Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom.

The apartment features a large fully fitted kitchen, spacious living room, two double bedrooms and a separate shower room and cloakroom/WC.
NEWLY RECARPETED AND REDECORATED THROUGHOUT.

The development includes a Homeowners' lounge, Restaurant, Laundry room, Mobility scooter store room with charging points and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the Estate Manager for availability.

Elles House is located one street back from Wallington High Street with an abundance of bus routes providing links to Sutton, Banstead Village, Carshalton, Croydon and beyond. The main line railway station is located at the bottom of the High Street. Local shops include two Sainsbury's, post office, chemist, bakers, butchers, boutiques, restaurants and bars.

It is a condition of purchase that all residents must meet the minimum age requirements of 70 years.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour emergency response system is situated in the hall. From the hallway there is a door to a large walk-in storage cupboard/airing cupboard there is also a further cupboard for storage. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room, shower room and WC/cloakroom.

Living Room
A spacious living room benefitting from a glazed patio door with windows to side opening to a juliet balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

Kitchen
Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap beneath an electronically operated window. Built-in waist height electric oven, ceramic hob and stainless steel extractor hood, tiled splash backs. Fitted integrated fridge/freezer and under pelmet lighting.

Bedroom One
A large double bedroom with a walk-in wardrobe housing shelving and hanging rails. Ceiling lights, raised power points, TV and phone point.

Bedroom Two
A spacious second double bedroom. Raised power points and ceiling lights.

Shower Room
Fully tiled and fitted with suite comprising of a level access walk in thermostatically controlled shower. Low level WC, vanity unit with wash basin and mirror above. Chrome ladder style electric heater and emergency pull cord.

Guest WC/Cloakroom
Tiled and fitted with suite comprising low level WC, wash hand basin and mirror above.

Service Charge (Breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Domestic Assistance (to help you with jobs like dusting, vacuuming or changing the bed (60 minutes per week is included in your service charge).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager and 24 hour staffing plus the kitchen and restaurant staff. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge: £15,881.79 for the financial year ending 30/09/2027.

Leasehold
Lease 125 Years from June 2014
Ground Rent £510 per annum
Ground rent review date: June 2029

Car Parking
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services
- Superfast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.











