

Holmwood Gardens, Wallington, Surrey

Guide Price £295,000 - Leasehold

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WILLIAMS HARLOW


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MARY BERRY
LONDON










Hotpoint
BOSCH











Williams Harlow - A modern ground floor flat in an ultra convenient central Wallington location. Providing access onto the Highstreet within minutes, the road is shared with extra large handsome period houses. Neutral modern decor ensure a move in ready property. Call to view now.

The Property

A property which will appeal to all. Ground floor, communal gardens, garage en-block, smart interior which is homely and charming. The accommodation boasts two bedrooms, kitchen, bathroom and bathroom; all of which is modern, clean and very tidy. Room sizes are generous and inviting and the neutral colour scheme used certainly enhances the ambiance. Some rooms also benefit from dual aspect windows for higher natural light levels and comforting carpet underfoot. The kitchen has a built in cooker and hob with the benefit of a newish boiler.

Outside Space

Spacious communal gardens await with several seating areas. Also with parking and garages on site.

The Local Area

Wallington High Street is a stone throw away. With the bustling high street offering everything you need on a daily basis there are also buses and trains to take you places for extra options. Wallington is famed for its local schools and with Wilsons, Wallington Grammar and Wallington Girls all close by this is an added draw.

Why You Should View

A real 'home' is worth it any any price, however this is a competitively priced property which provides an impressive rate of return when considering its amenity appeal and the size and décor on offer.

Features

Two Bedrooms - Bathroom - Lounge - Entrance Hall with Entry Phone System - Communal Gardens - Garage -

Benefits

Modern Interior - Close to High Street - Close To Doctors - Close To Nursery - Close To Buses - Close to Super Market

Charges

Services charges are £720 paid twice yearly to include the buildings insurance.

Ground rent is £100 per annum which will be NIL from lease renewal

Lease

A renewed lease to be offered on completion by the sellers.

Pets are not allowed

189 from 25th March 1983. 143 therefore remining

When the lease is extended there will be no ground rent

EPC and Council Tax

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Enhancement & Image Disclaimer

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Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



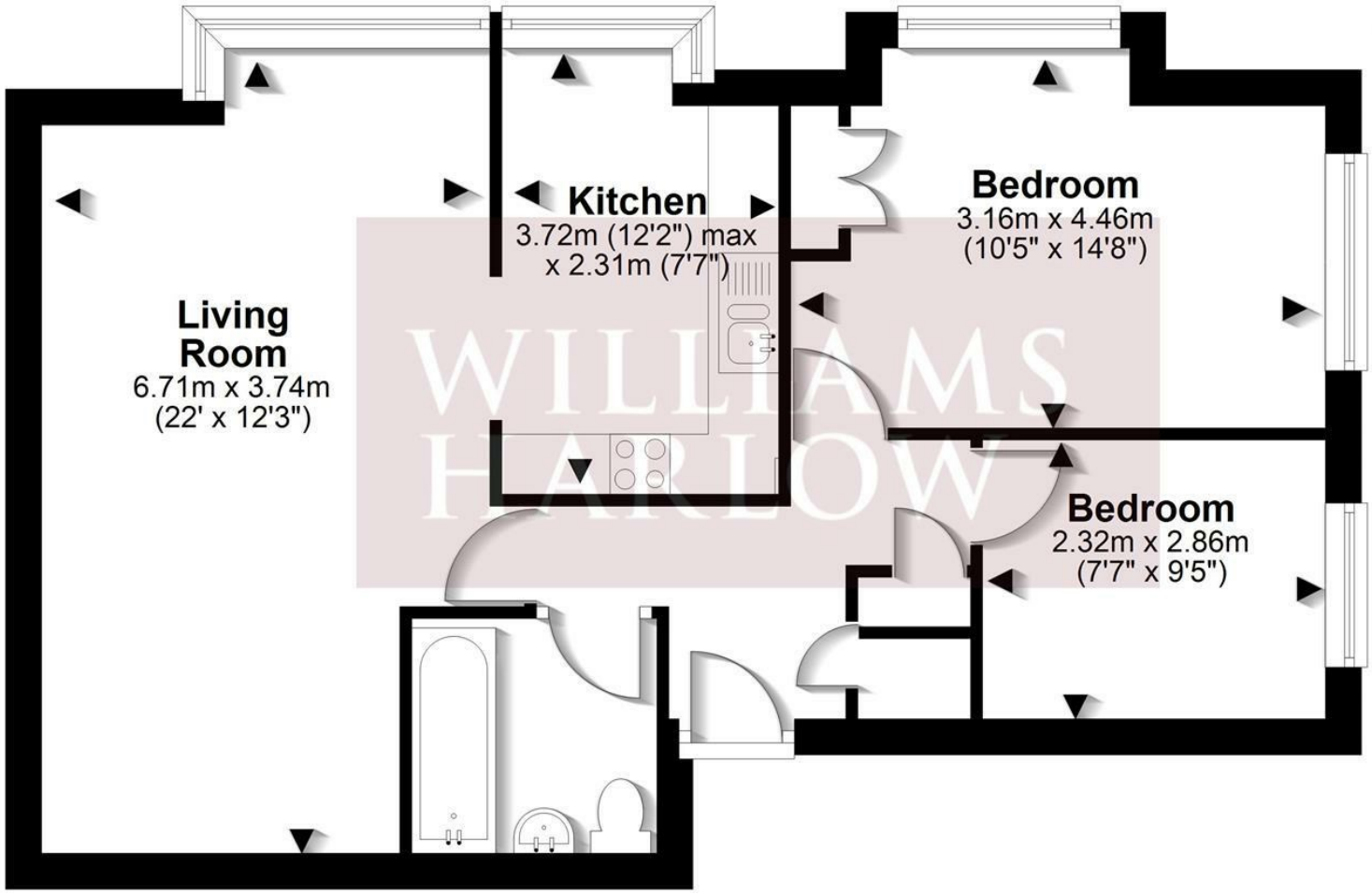
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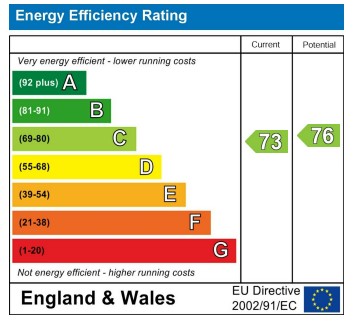
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Ground Floor

Approx. 63.0 sq. metres (678.0 sq. feet)





Total area: approx. 63.0 sq. metres (678.0 sq. feet)