



barnard marcus

Burniston Court Manor Road, Wallington SM6 0AD

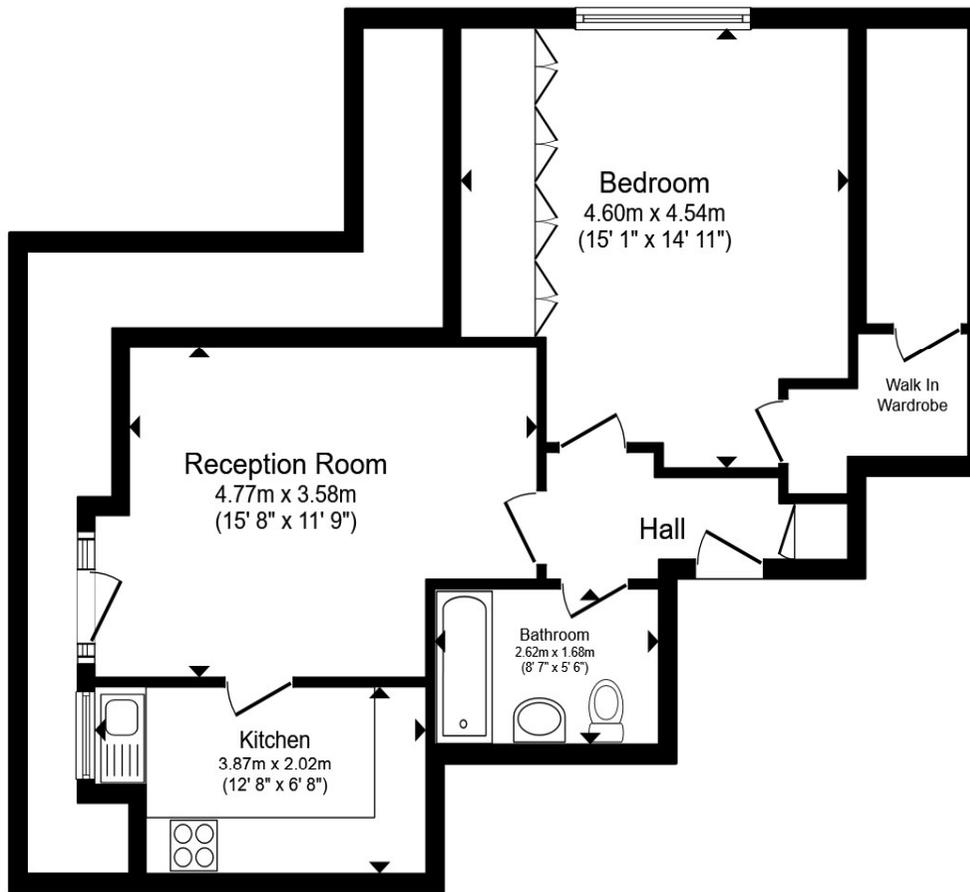


welcome to

Burniston Court Manor Road, Wallington

A beautifully presented one-bedroom apartment situated in the heart of Wallington town centre, offering stylish and contemporary living throughout. This superb property has been thoughtfully refurbished by the current owner and benefits from a brand-new kitchen and modern bathroom suite, new flooring throughout and newly installed windows, ensuring a turnkey purchase for any prospective buyer. The accommodation comprises a bright and spacious reception room, a well-appointed contemporary kitchen with modern fittings and integrated appliances, a generous double bedroom with a dedicated dressing room area, and a sleek, newly fitted bathroom. The property also benefits from built-in eaves storage, and loft access providing excellent practical space without compromising the clean finish of the home. Ideally located in Wallington centre, the property is just moments from an array of shops, cafés and local amenities, as well as excellent transport links including Wallington mainline station offering direct services into London. The area is also well regarded for its schools and green open spaces. An ideal purchase for first-time buyers, downsizers or investors alike.





Floor Plan

Total floor area 58.6 m² (630 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

welcome to

Burniston Court Manor Road, Wallington

- NEW KITCHEN & BATHROOM
- DESIRABLE LOCATION
- DRESSING ROOM
- RECENTLY INSTALLED WINDOWS
- AMPLE STORAGE

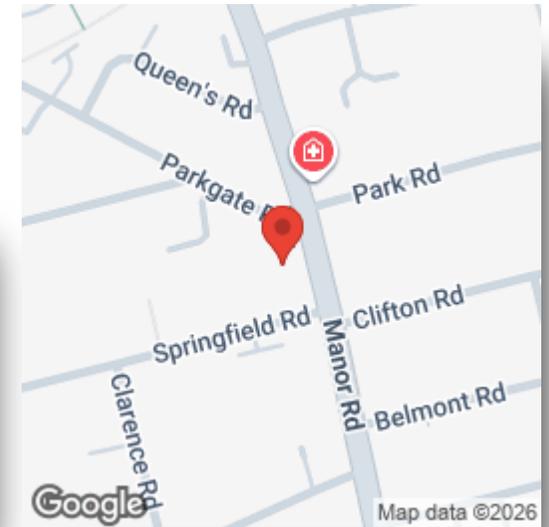
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Oct 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



view this property online [barnardmarcus.co.uk/Property/WLG106505](https://www.barnardmarcus.co.uk/Property/WLG106505)



Property Ref:
WLG106505 - 0003

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.



barnard marcus



020 8669 7883



wallington@barnardmarcus.co.uk



Canon Court, Manor Road, WALLINGTON,
Surrey, SM6 0AP



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)

Please note the marker reflects the
postcode not the actual property