



Sunkist Way, Wallington SM6 9LQ

welcome to
Sunkist Way, Wallington

The Cul Des Sac location is very quiet. Flat has 952 years left on the lease with zero ground rent and no service charge (a virtual freehold).

Apart from open spaces and greenery all around that people can enjoy for all activities, there's a 38 ha natural reserve one minute walk from the house. Fast-trains links to central London from the nearby East Croydon to London Victoria and London Bridge hubs available



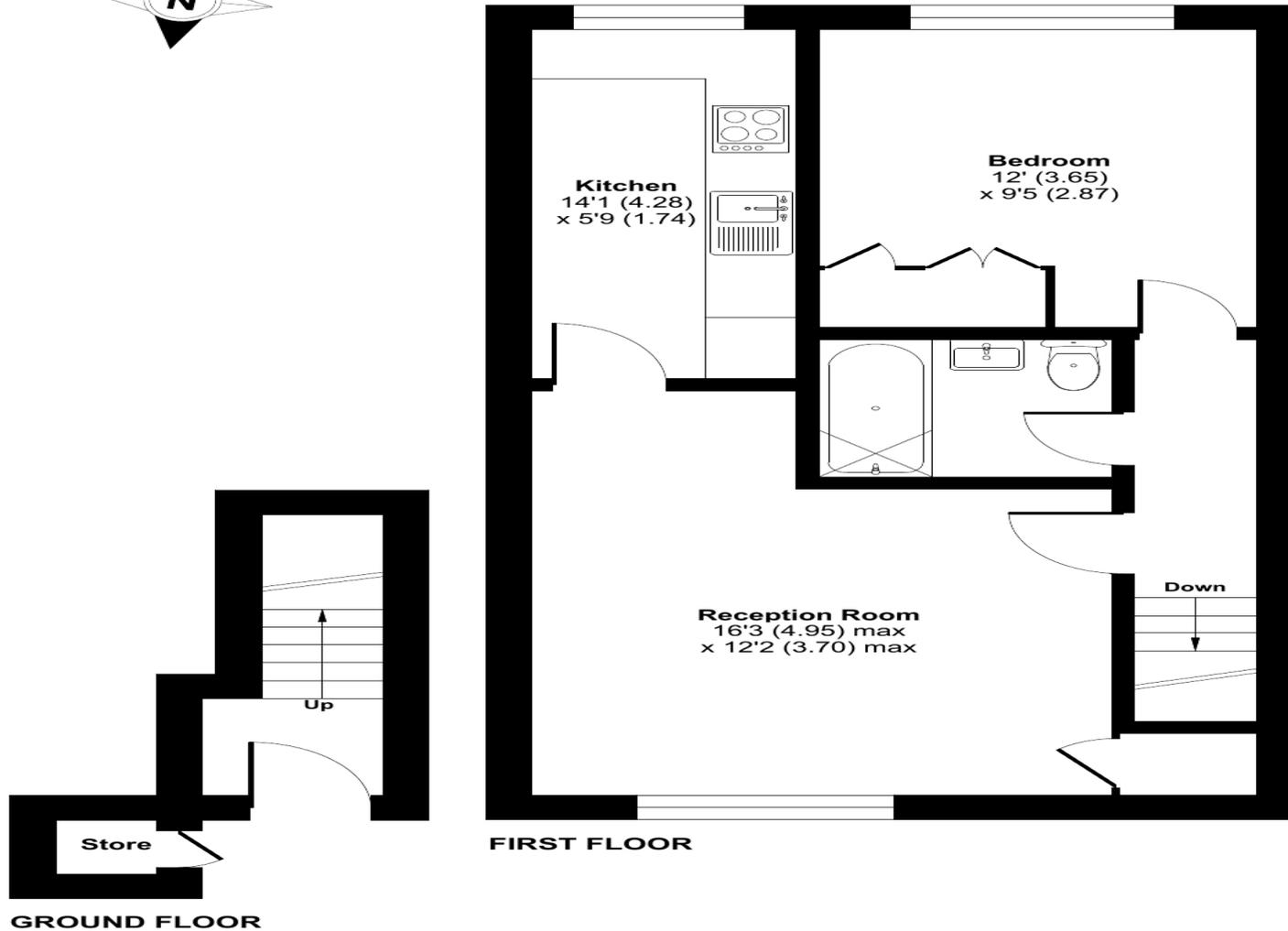
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Approximate Area = 516 sq ft / 47.9 sq m

Outbuilding = 5 sq ft / 0.5 sq m

Total = 521 sq ft / 48.4 sq m

For identification only - Not to scale



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Sunkist Way, Wallington

- One bedroom
- Long lease
- Cul-de-sac
- Good transportation links
- Sought after location

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£269,500



view this property online barnardmarcus.co.uk/Property/WLG106541



Property Ref:
WLG106541 - 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.

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Please note the marker reflects the
postcode not the actual property