



48 Cavendish Court, Holmwood Gardens, Wallington, Surrey, SM6 0HD | £125,000

Paul Graham are pleased to market this 1 bedroom retirement flat. Located within a 'stone's throw' of Wallington high street with its shops and amenities including Shotfiled medical centre. The property is well presented throughout including a modern fitted kitchen and a refitted shower room. Features of Cavendish Court include stunning communal gardens, residents lounge with kitchenette, laundry, guest suite, an on-site Development Manager and Appello out of hours call system.

## **COMMUNAL ENTRANCE**

**ENTRANCE HALL** 

**RECEPTION ROOM** 17' 1" x 10' 6" (5.21m x 3.2m)

**KITCHEN** 7' 7" x 5' 10" (2.31m x 1.78m)

**BEDROOM** 11' 7" x 9' 5" (3.53m x 2.87m)

**SHOWER ROOM** 7' x 5' 6" (2.13m x 1.68m)

**COMMUNAL GARDEN** 

**RESIDENTS LOUNGE** 

LAUNDRY ROOM

**GUEST SUITE** 

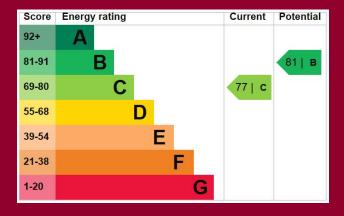
ON SITE DEVELOPMENT MANAGER

## APPELLO OUT OF HOURS CALL SYSTEM





IMP ORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regul ations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.



## **WALLINGTON**

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