



McCarthy & Stone
RESALES



49 Elles House Shotfield, Wallington, SM6 0BL
Asking price £285,000 Leasehold

For further details
please call 0345 556 4104

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70+ Development for a more independent style of retirement living, ON SITE RESTAURANT, third floor ONE bedroom apartment, a FEW MINUTES WALK to the local Sainsburys, banks and other amenities. Views over the LANDSCAPED GARDENS.

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 lounge, two bedrooms and a separate shower room and cloakroom. The development includes a Homeowners' lounge, Restaurant, Laundry room, Mobility scooter park 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, bakers, butchers, boutiques, restaurants and bars.

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

Entrance Hallway

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing

cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living/dining room and wetroom.

Kitchen

The kitchen is up to date and modern, fitted with wood effect wall and floor mounted cupboards and a grey laminate worktop. The kitchen is fitted with an electric four ring hob, a stainless steel sink with views outside via the window, a built in fridge freezer and an electric oven.

Bedroom

The bedroom is an airy and bright double with plenty of space for furniture, with the benefit of a walk in wardrobe, ceiling lights, TV and phone points.

Living/ Dining Room

The living/ dining room has the benefit of a feature fireplace which creates a focal point to the center of the room with the addition of 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.

Wet Room

Fully tiled and fitted with suite comprising of walk in shower. Grab rails. Low level WC, vanity unit with sink and mirror above. Ladder style heated towel rail.

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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estate Manager.

Leasehold

Ground Rent: £435

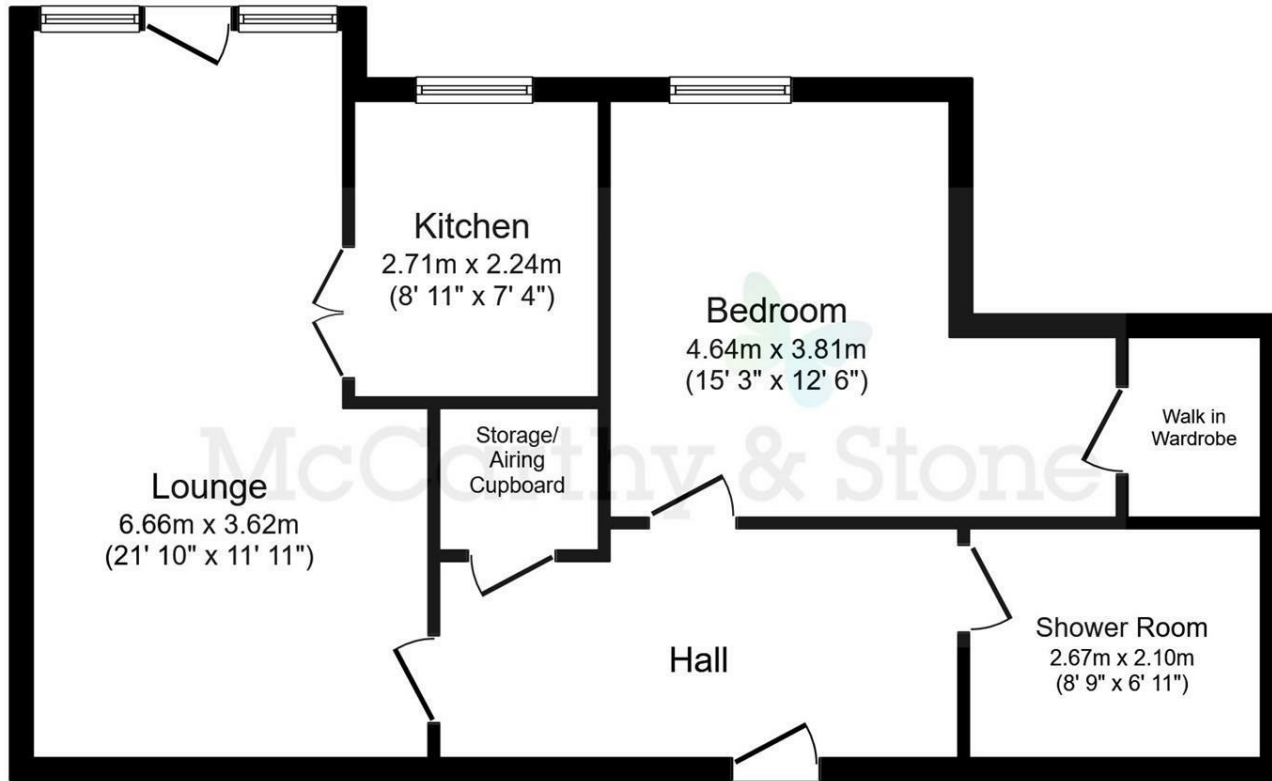
Lease 125 Years from 2015

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.







Floor Plan

Total floor area 63.0 sq. m. (678 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
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