

YOUR MOVE

Flat 38, Woodcote Road, Wallington, Sutton

£315,000 *Leasehold*

Two bedroom Ground floor flat

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- Council Tax Band: C
- EPC Rating: C
- Local Authority: Sutton Council
- Lease remaining: 133 years
- Service charge (annually): £1600
- Ground rent (annually): £323.00







Situated in the heart of Wallington, this well- presented ground floor apartment offers spacious and convenient living in a highly sought-after location. Just a short walk from Wallington mainline station, the property is ideally placed for commuters, while also benefiting from excellent local amenities, shops, restaurants, and highly regarded schools, including Wallington High School for Girls.

The accommodation comprises two well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, a modern family bathroom, a bright and spacious living/dining room, and a separate fitted kitchen. Large windows throughout flood the property with natural light, creating a wonderfully light and airy atmosphere.

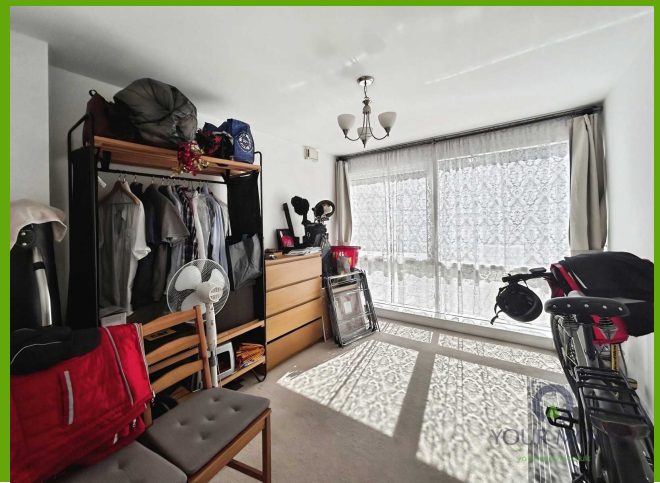
Presented in good condition throughout, the apartment further benefits from an allocated parking space and a long lease, making it an attractive proposition for first-time buyers, downsizers, and investors alike.

Offering a fantastic combination of space, convenience, and location, this charming apartment is not to be missed.



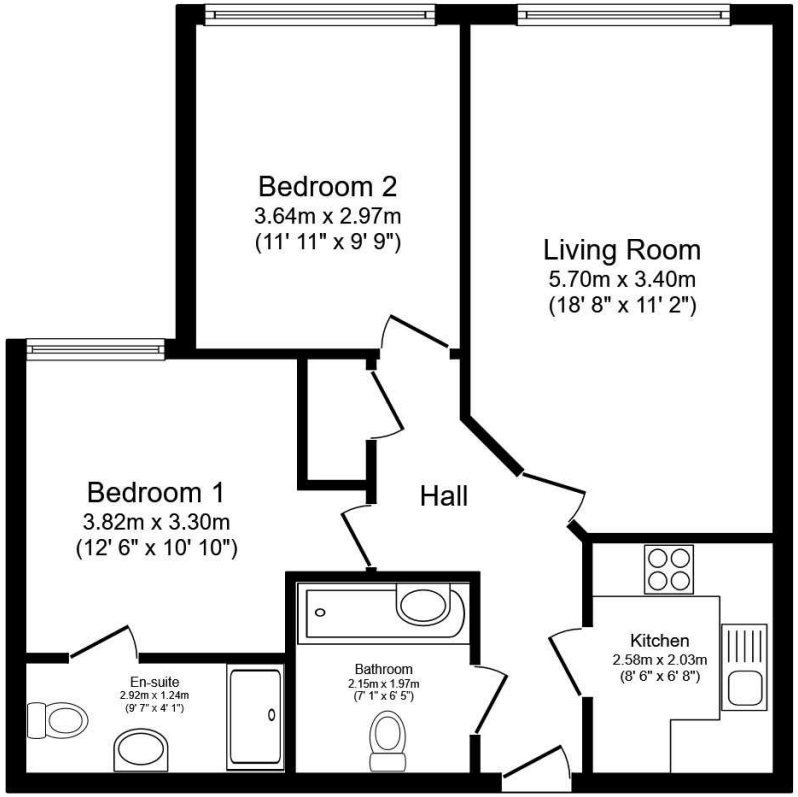












Ground Floor

Total floor area: 62.1 sq.m. (668.7 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Other important information about this property that you need to know can be found at your-move.co.uk

Wallington
020 8647 1066
wallington@your-move.co.uk

51a, Woodcote Road
Wallington, SM6 0LT

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