Wallington Sales
020 8773 4455
Andrewsonline.co.uk

Andrews









# Beddington Gardens, Wallington

£227,000

SM6 0JQ

Energy Efficiency Rating: E

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# A one bedroom first floor purpose built flat in central Wallington with a garage en bloc and the benefit of no onward chain



Situated in the heart of Wallington, this purpose built flat is conveniently located within only 0.2 miles of Wallington Mainline Station, within just 0.2 miles of the Jubilee Health Centre in Shotfield and only 0.1 miles of Wallington High Street with its eclectic mix of shops, leisure facilities, restaurants and coffee shops.

Upon entering this appealing first floor flat, we believe you'll be immediately impressed with the bright and spacious feel this property offers. This nicely proportioned home consists of an entrance hall, generous lounge/diner with access to its own balcony, a well-appointed kitchen, a fully tiled contemporary shower room and a double bedroom with built-in wardrobes. This 'no onward chain' property also benefits from an entry phone system, various storage, communal lift, communal grounds and a garage en-bloc. A viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

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## Summary

- No Onward Chain
- First Floor Flat
- Lounge/Diner
- Double Bedroom
- Balcony
- Garage En Bloc
- Leasehold: 166 Years Remaining
- Maintenance: £1050 P/a
- Ground Rent: £200 P/a
- Tax Band C

## Highlights

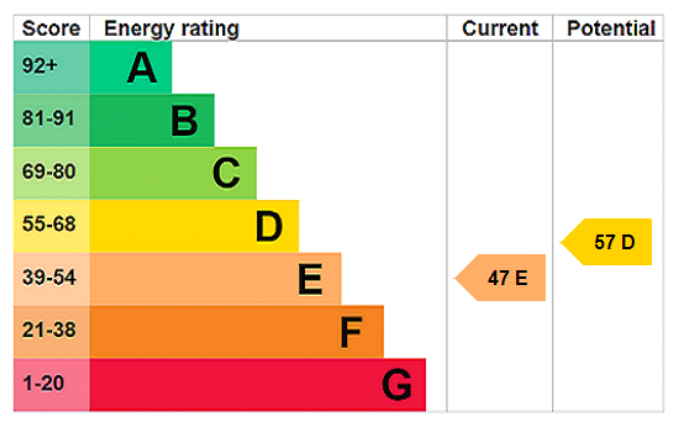
Wallington High Street – 0.1 miles

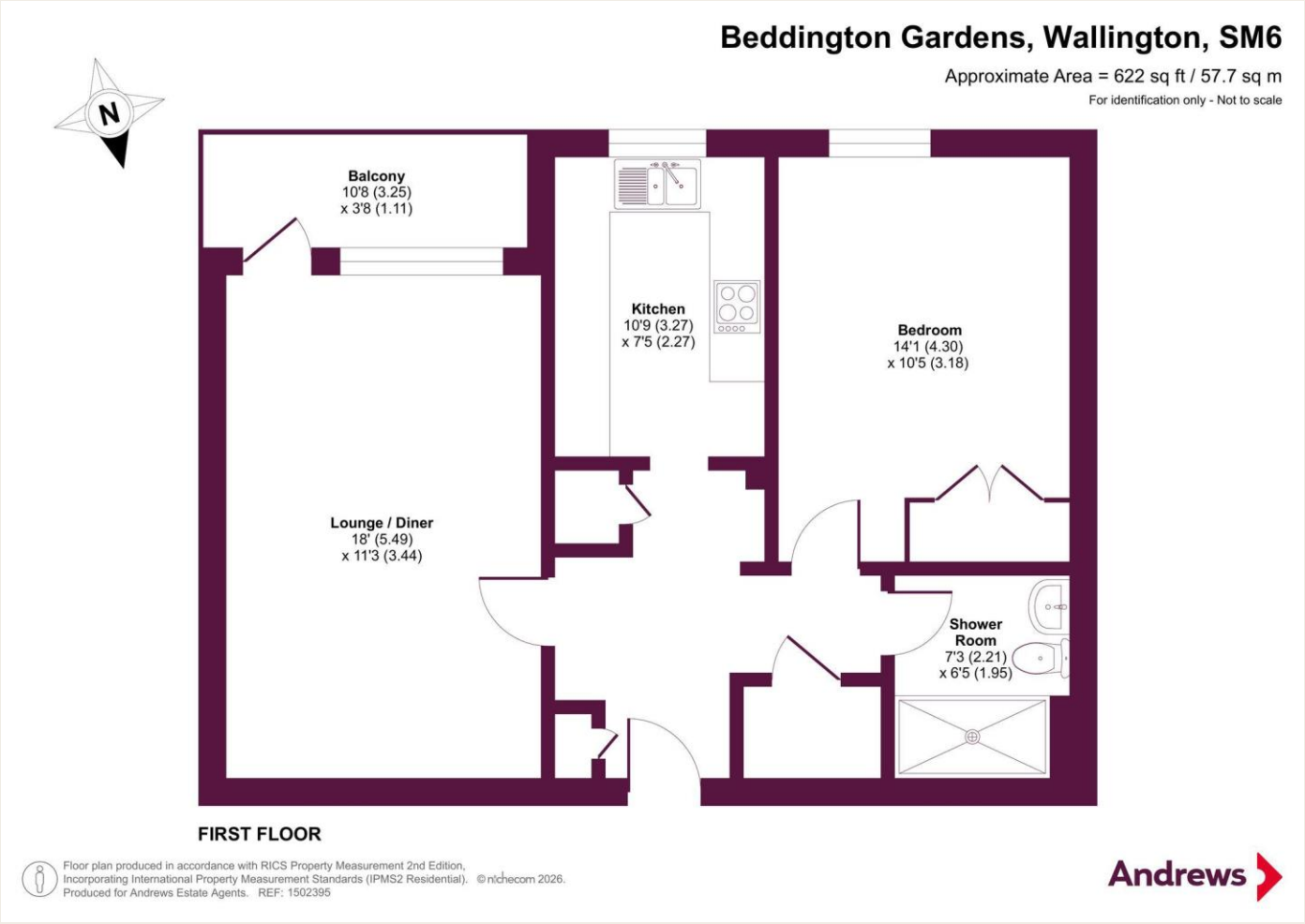
Wallington Mainline Station – 0.2 miles

Jubilee Health Centre – 0.2 miles

Interested in this property?
For viewings and advice please get in touch with our Wallington Sales branch on 020 8773 4455

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## The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

## Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use the floorplans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches/

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

The Property Ombudsman
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