



**WOODCOTE ROAD, WALLINGTON, SM6**  
**£275,000 LEASEHOLD**

**A RECENTLY DECORATED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH GARAGE ON BLOC LOCATED CLOSE TO WALLINGTON TOWN CENTRE AND TRAIN STATION**



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## AT A GLANCE

- No Onward Chain
- First Floor Flat
- 2 Double Bedrooms
- Spacious Entrance Hall
- Living/Dining Room
- Modern Fitted Kitchen
- Bathroom
- Garage
- Close to Wallington Station
- Long Lease
- Council Tax Band C
- EPC Rating D

## DESCRIPTION

This recently decorated, two double bedroom, first floor apartment is situated in an ultra-convenient location and benefits from a modern fitted kitchen and garage on bloc.

The property is located close to Wallington town centre, with its variety of shops, restaurants and transport links including Wallington train station that provides fast and frequent services into London and several bus routes to surrounding areas.

Numerous well-regarded schools are within easy reach, including Collingwood School, Wood Field Primary School, Wallington High School for Girls, and Wallington County Grammar School.

The accommodation comprises a larger than average entrance hall, which could be used as the perfect work from home space, a spacious dining and living room, a well-proportioned kitchen, bathroom and two double bedrooms.

Other features include well-kept communal gardens, a secure entry phone system, garage on bloc and storage cupboards.

No onward chain.

Lease and other related information:

The vendor has provided the following information:

- The lease has been recently extended to 2193 meaning it has approximately 169 years remaining.
- The service charge is approximately £1354.68 per annum and includes buildings insurance.
- The ground rent is peppercorn (£9.93 per annum).
- These points should all be checked and verified by your conveyancer/solicitor.



## ACCOMMODATION

Entrance Hall

Living/Dining Room - 14'3" x 14'3" max (4.34m x 4.34m max)

Kitchen - 10'5" x 7'3" max (3.18m x 2.2m max)

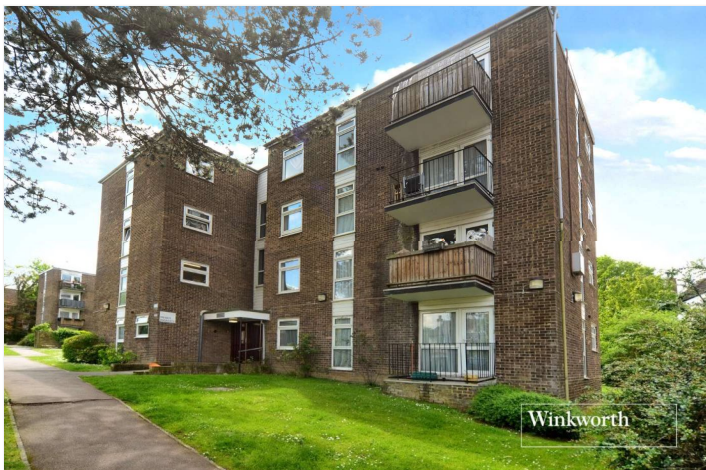
Bedroom - 14'4" x 9'10" max (4.37m x 3m max)

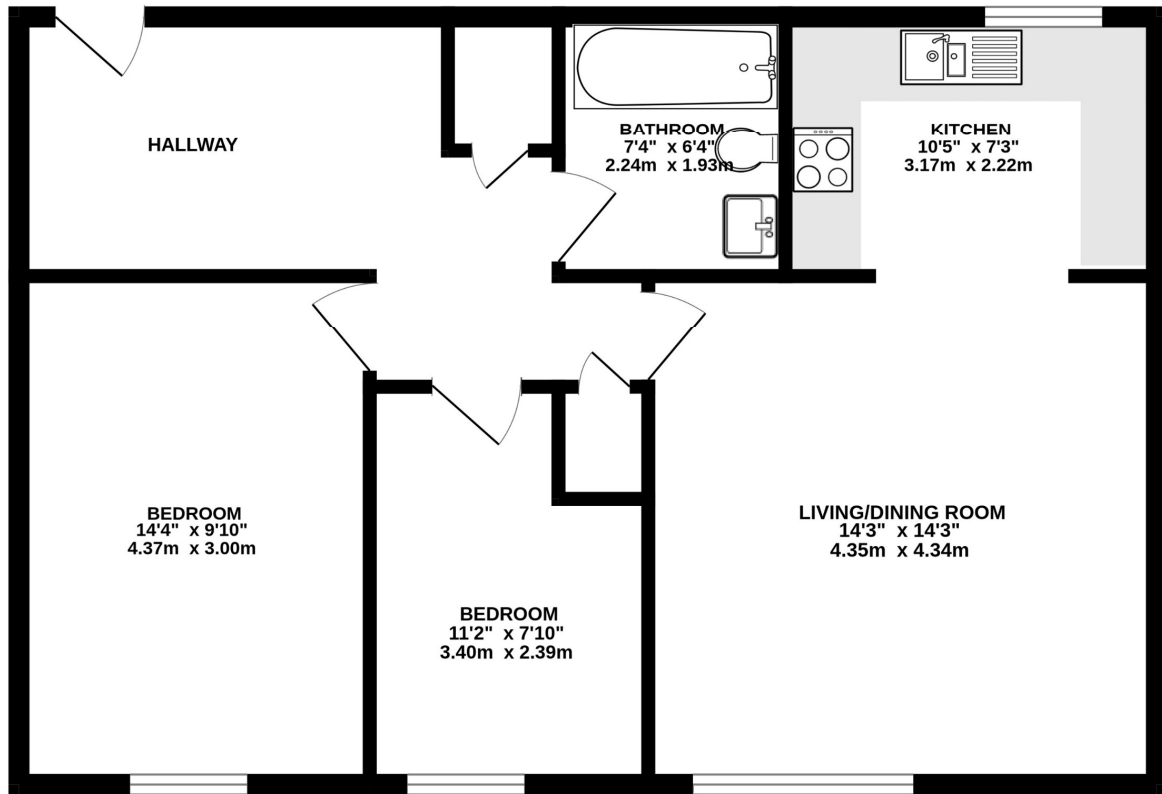
Bedroom - 11'2" x 7'10" max (3.4m x 2.4m max)

Bathroom - 7'4" x 6'4" max (2.24m x 1.93m max)

Storage Cupbards

Garage





FIRST FLOOR FLAT

Woodcote Road, Wallington SM6 0PY

INTERNAL FLOOR AREA (APPROX.) 700 sq ft/ 65.0 sq m

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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