



Foxglove Way, Wallington SM6 7JJ

welcome to

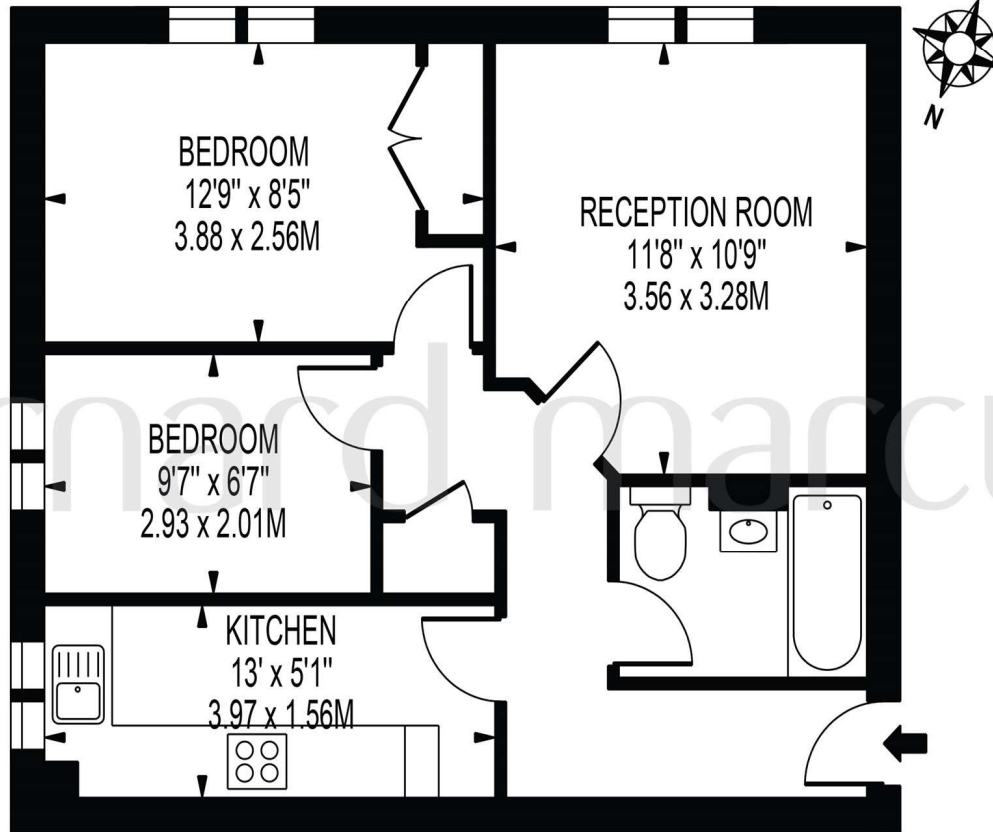
Foxglove Way, Wallington

Situated in a peaceful location only a short walk from Hackbridge station, this spacious two-bedroom first floor flat in Foxglove Way.



FOXGLOVE WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 494 SQ FT - 45.90 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This charming two-bedroom first-floor apartment presents a fantastic opportunity for those looking to add their personal touch. While it needs a little work, it features a spacious living area that flows into a functional kitchen, providing a cozy space for relaxation and entertaining. Both bedrooms offer ample natural light and can easily accommodate furniture. The apartment also boasts access to communal gardens, perfect for enjoying the outdoors, along with allocated parking for convenience.

welcome to

Foxglove Way, Wallington

- TWO-BEDROOM FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- CLOSE TO HACKBRIDGE STATION
- COMMUNAL GARDENS
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2340.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Jun 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106718



Property Ref:
WLG106718 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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