



**Goodfellows - Carshalton Beeches**

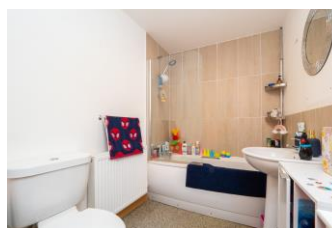
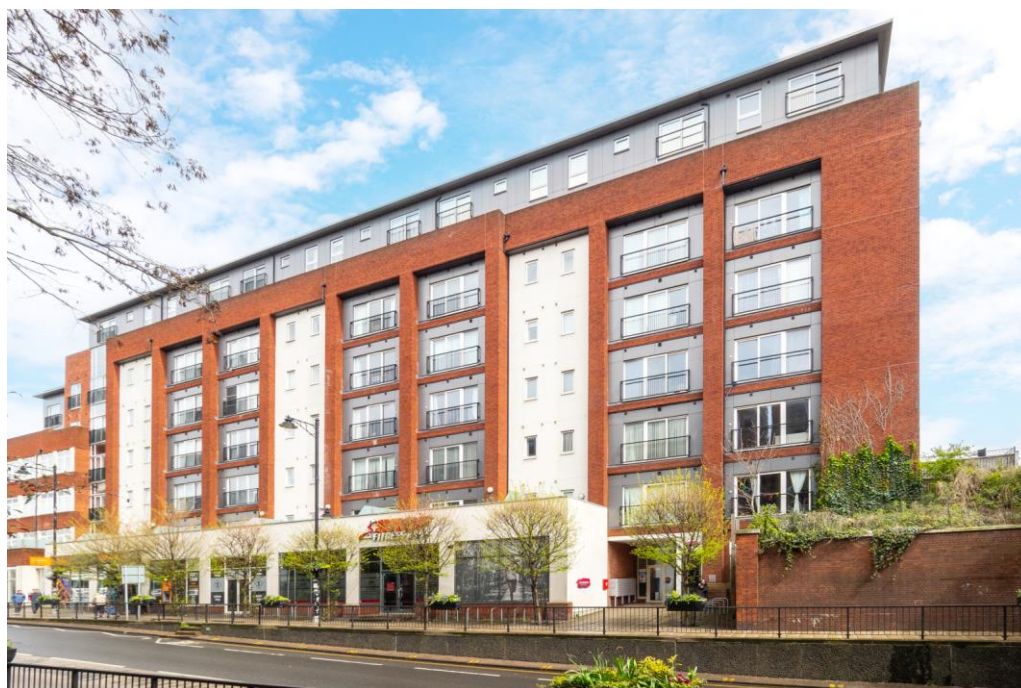
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www.goodfellows.co.uk

## Canon Court, Manor Road, Wallington, SM6



### Overview...

Great Rental Investment

(Yield approximately 6%)

Nibe Air Source Heating

System

Two Double Bedrooms

Open Plan Kitchen/Living

Room

Communal Roof Terrace

Garden

Potential For No Chain

Council Tax Band: C

EPC Rating: B

### Our view...

This spacious apartment is located on the 6th floor of a modern development in the heart of Wallington, across the road from Wallington train station, and within easy reach of the many shops, restaurants and amenities found around the high street. The bright, contemporary accommodation consists of an open plan kitchen, dining and living room, two double bedrooms, the main with fitted wardrobes, and a part tiled bathroom. Additional features include security entry system, lift and stairs to all floors, and a communal roof terrace garden with panoramic views. The property also benefits from an economical Nibe air source heating system.

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

**Asking Price: £250,000**

*Leasehold*

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### Entrance Hall

Security entry system, storage cupboard.

### Kitchen/Living/Dining

24'6" x 11'1" (7.47m x 3.38m)

Double glazed sliding window opening onto Juliet balcony, range of wall and base units with contrasting worktop and splash back, stainless steel sink and

drainer, integrated oven, integrated four ring electric hob with extractor hood, space for fridge freezer and washing machine.

### Bathroom

7'6" x 5'7" (2.29m x 1.7m)

Part tiled, panel enclosed bath, mixer tap with shower hose, WC and pedestal hand basin.





## Your View...



### Bedroom One

18'1" x 8'7" (5.5m x 2.62m)

Double glazed window to the rear aspect and fitted wardrobes.

### Bedroom Two

14'1" x 6'11" (4.3m x 2.1m)

Double glazed window to the rear aspect.

### Communal Areas

Security entry system, lift and stairs to all floors, communal roof terrace garden.

### Additional Information

Council Tax Band: C

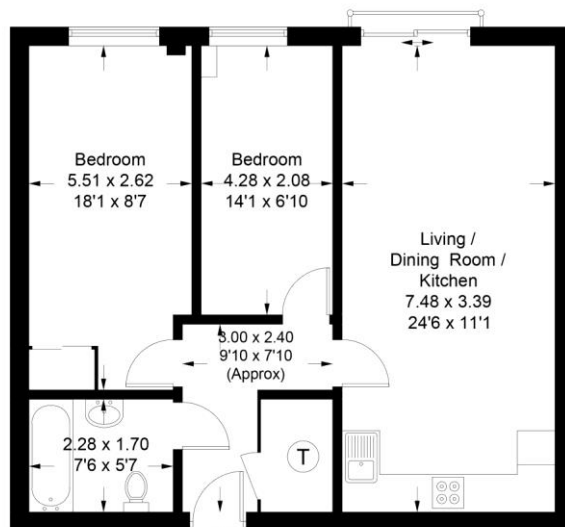
EPC Rating: B

Leasehold 112 yrs 7 mths

Service Charge £3,631 pa

## Canon Court

Approximate Gross Internal Area = 63.0 sq m / 678 sq ft



### Sixth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID956966)

### Local Authority

London Borough of Sutton

### Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

### Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

### All Measurements

All Measurements are Approximate

### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



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For full EPC please contact the branch

[www.goodfellows.co.uk](http://www.goodfellows.co.uk)