



3 Embassy Court Shotfield

Wallington, SM6 0JB

Offers over £300,000



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CHAIN FREE! A chance to acquire a spacious and rarely available three bedroom first floor apartment, situated in a prime central Wallington location. An ideal purchase for first time buyers, downsizers and investors alike!

This lovely property offers three good sized bedrooms, a kitchen/breakfast room, family bathroom, a spacious hall with ample storage and a large reception room with dual aspect windows. There is also the benefit of a security phone entry system, double glazing and a long lease. Outside there is a garage en-bloc and well maintained communal grounds.

Embassy Court is ideally located to be close to Wallington town centre and train station with an abundance of shops, amenities and transport links nearby. A viewing is recommended to appreciate the size and space of this superb property.

Accommodation

Security phone entry system, door into communal hallway. Stairs and lift to 1st floor and property entrance.

Entrance Hall

Security phone entry system , three built-in storage cupboards, radiator, fitted carpet.

Kitchen

Range or fitted kitchen units and drawers, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated oven and gas hob with extractor fan above, integrated undercounter fridge, space for undercounter freezer and washing machine, boiler cupboard, tiled splashback, radiator, breakfast table, double glazed window to front aspect.

Living Dining Room

Electric fireplace, two radiators, double glazed window window to side and rear





aspect, fitted carpet.

Bedroom One

Radiator, fitted carpet, double glazed window to front aspect .

Bedroom Two

Range of fitted wardrobes and shelving, radiator, fitted carpet, double glazed window to rear aspect



Bedroom Three

Built-in wardrobes and shelving, radiator, fitted carpet, double glazed window to rear aspect.

Bathroom

Panel enclosed bath with chrome taps, WC, pedestal wash hand basin with chrome taps, radiator, tiled walls, shaver point, vinyl flooring, double glazed obscure window to front aspect.



Outside

Garage en-bloc

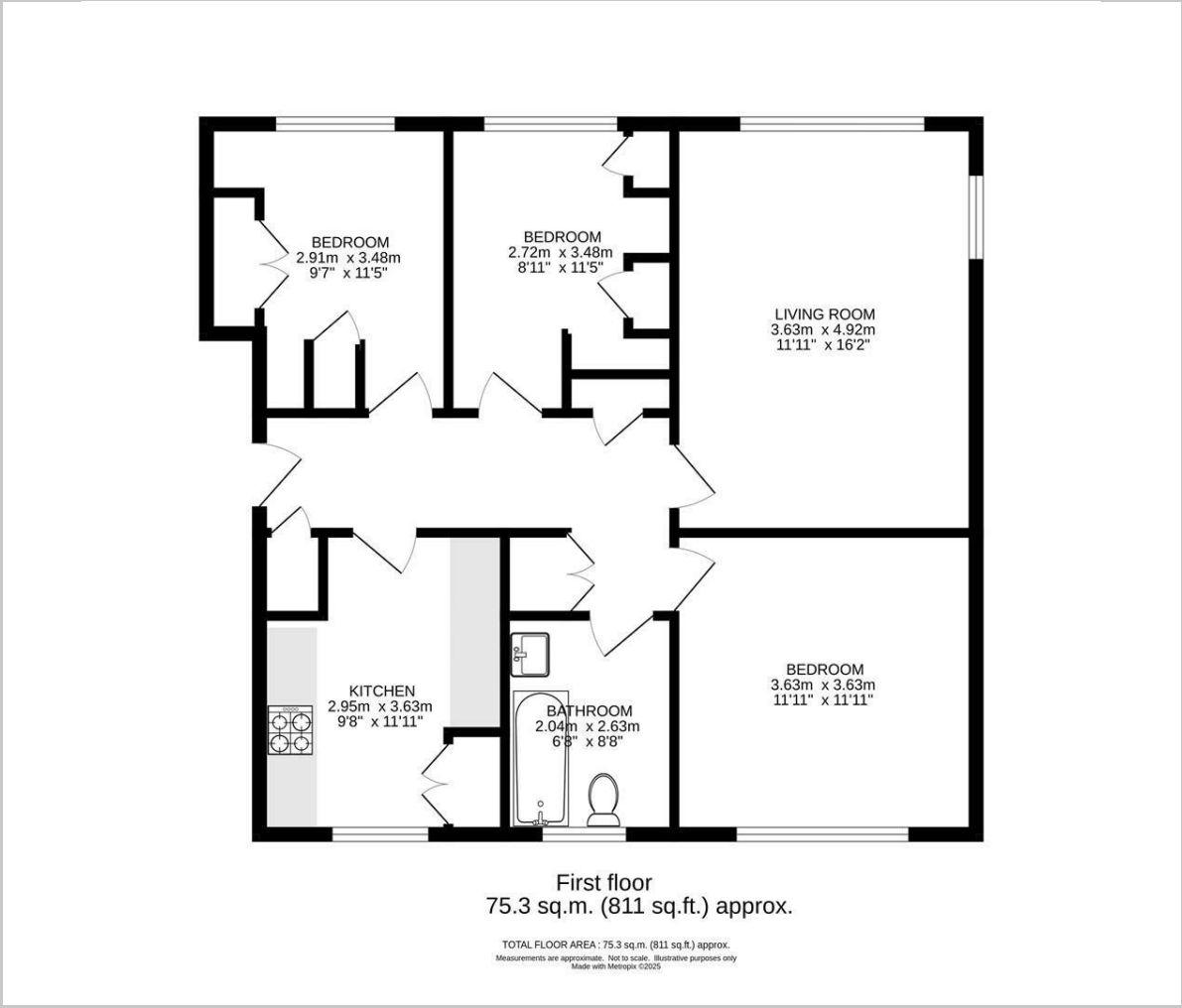
Well maintained communal garden and grounds

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



Floor Plan

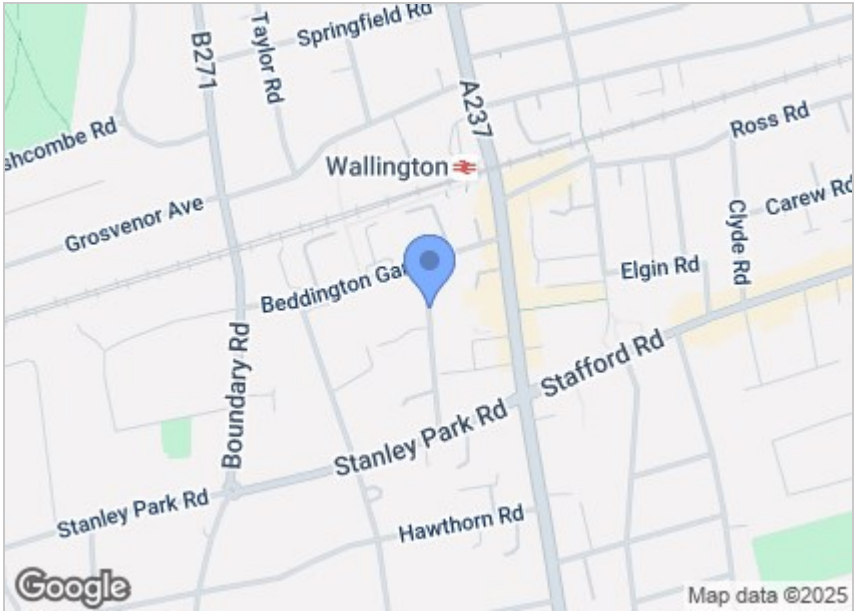


Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

