



Flat 8 Arianne Court, 55 Park Hill Road  
Wallington, SM6 0RJ  
Guide price £365,000



## Flat 8 Arianne Court, 55

Wallington, SM6 0RJ

**\*CHAIN FREE\*** Cromwells Wallington are delighted to offer this rarely available and unique two bedroom first floor split level apartment, situated in a highly desirable location on the borders of the Woodcote Estate in South Wallington. Arianne Court is a select development of just 8 individual apartments originally built in 1996, offering spacious accommodation in a prestigious setting.

This delightful apartment is larger than average, spanning 93sqm over two floors. The property is immaculately presented throughout and offers two double bedrooms, two bathrooms, a well equipped kitchen with open plan dining/breakfast room and a good sized living room. Another standout feature is the great storage facilities, there are several built in cupboards in each room providing lots of space to store your belongings. Outside the property you will find a beautifully maintained communal garden to the rear, and an allocated parking space within the grounds.

The property is well situated for easy access to Wallington High Street with a large selection of local shops, cafes and amenities available, various bus links and Dobbies Garden Centre and Wallington High School for Girls just a short walk away. There are also pleasant walks nearby with local green space to enjoy. A viewing is highly recommended to appreciate the space and character of this lovely property.

### Accommodation

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

### Entrance Hall

Security phone entry system, built-in storage cupboard, radiator, Amtico flooring

### Bathroom

Three piece suite comprising of panel enclosed bath with shower screen, Victorian style chrome mixer tap with showerhead attachment, wash hand basin with Victorian style chrome mixer tap, enclosed WC, radiator, tiled walls, Amtico flooring.

### Kitchen Breakfast Room

### Kitchen

Range of fitted kitchen units and drawers, laminate worktop, inset one and a half bowl sink with chrome mixer tap, integrated oven and electric hob with extractor fan above, integrated under counter fridge freezer and space for washing machine, cupboard housing boiler, radiator, tiled splashback, tiled flooring, double glazed window to side aspect.

### Breakfast/Dining Room

Radiator, tiled flooring, double glazed window to side





aspect.

#### Bedroom One

Built-in wardrobe, radiator, Amtico flooring, double glazed window to rear aspect

#### Living Room

Radiator, Amtico flooring, double glazed window to rear aspect

#### Stairs to 2nd floor

#### Bedroom Two

Electric heater, fitted carpet, Velux windows to front and rear aspect, eaves storage cupboard, range of fitted wardrobes, security phone entry system, door to...

#### En-suite Shower Room

Tiled shower cubicle with Aqualisa shower, enclosed WC, vanity wash hand basin with mixer tap, built-in storage, large storage cupboard, tiled walls, tiled flooring, Velux window.

#### Outside

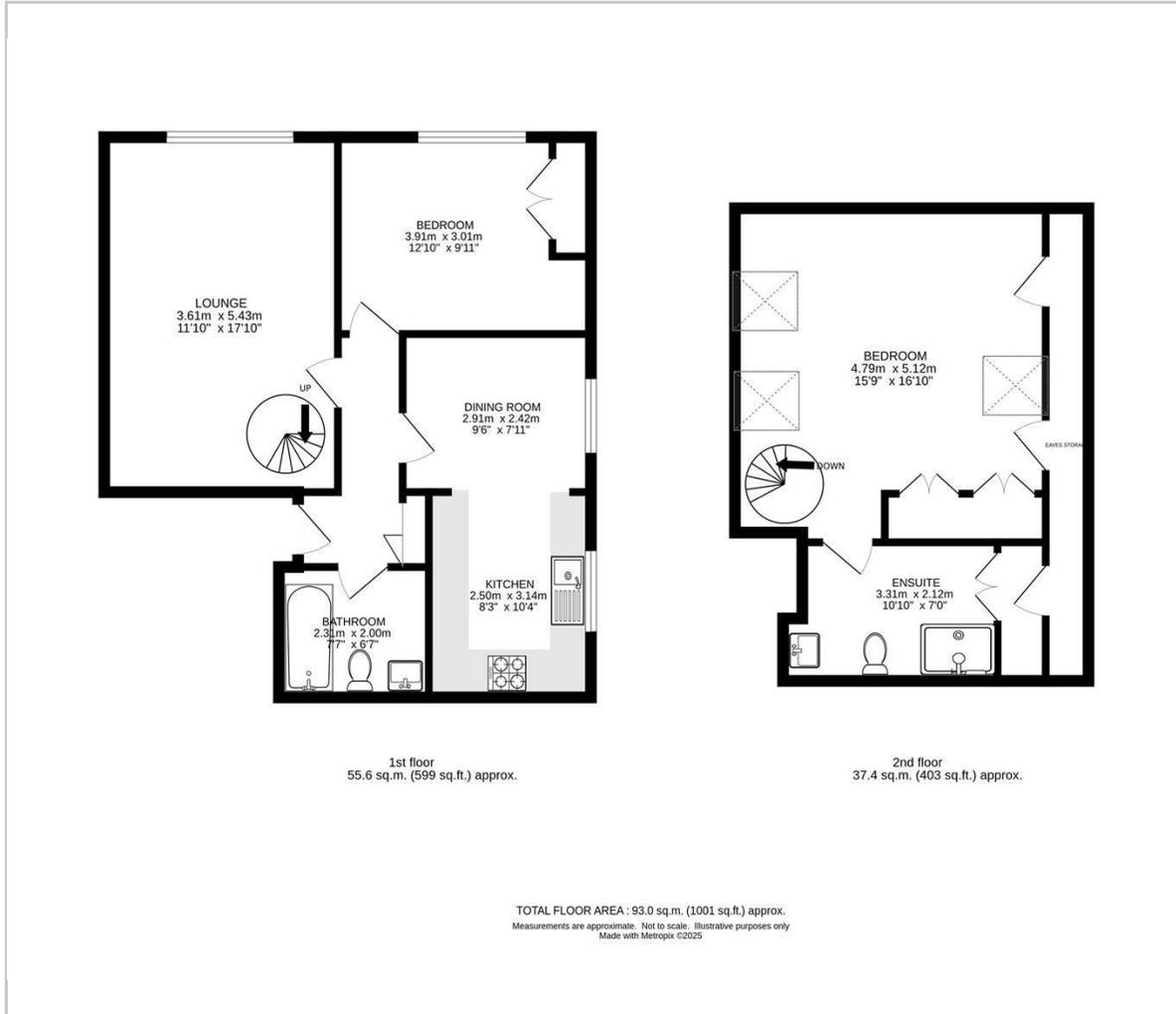
Allocated parking space

Large 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.

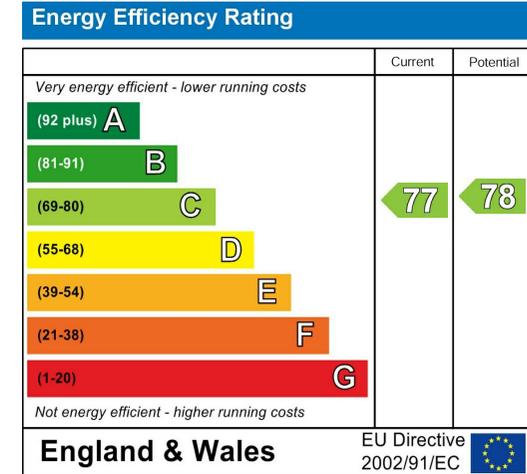
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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