

Flat 5, Peake Court, 2 Cavalier Close, Wallington, SM6 8DL



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Asking price £375,000

Cromwells
ESTATE AGENTS



Flat 5, Peake Court

2 Cavalier Close Wallington,

Set within a desirable modern development in the heart of Wallington, is this spacious two bedroom first floor apartment, which offers a bright and spacious interior with open plan living, a high specification kitchen and bathroom, two double bedrooms with fitted wardrobes and a large private terrace. There is also an allocated parking space, videophone security entry and use of a lovely communal garden.

The property benefits from a superb central location with a fantastic range of shops, cafes and amenities nearby. It is ideally located for those looking for good transport links, with several bus links serving Morden, Carshalton, Wallington, Purley, Sutton and beyond, and Wallington mainline train station with its great links into Central London. This is an ideal purchase for those wanting to be close to local and highly regarded grammar schools with Wallington Girls, Wilsons Grammar and Wallington County Grammar all within easy walking distance. and other Sutton grammar schools easily accessible by nearby bus routes.

Accommodation

Video phone security entry system, door into communal hallway, lift and stairs to all floors and property entrance.

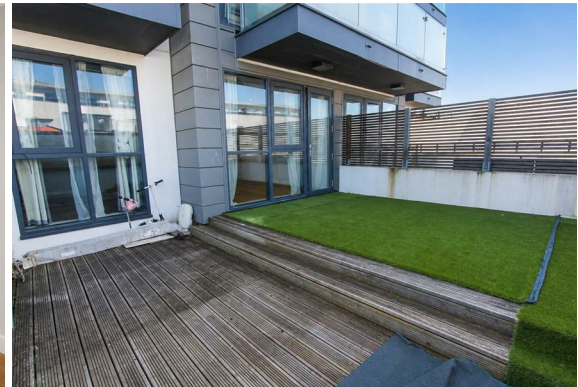
Entrance Hall

Built-in cupboard, videophone security entry system, wood flooring with underfloor heating

Open plan Living Dining Room and Kitchen

Kitchen

Range of modern grey gloss fitted kitchen units and drawers, Quartz worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated fridge/freezer, dishwasher and washing machine, integrated oven, gas hob and chrome extractor hood above, integrated microwave, breakfast bar, wood flooring with underfloor heating, double glazed full length windows and door leading out to private terrace.





Private Roof Terrace

Bedroom One

Built-in wardrobes, fitted carpet with underfloor heating, full length windows to rear aspect.

Bedroom Two

Built-in wardrobes, fitted carpet with underfloor heating, full length windows to rear aspect

Bathroom

Modern three-piece suite comprising enclosed bath with shower screen, thermostatic shower, wall mounted vanity wash hand basin with chrome mixer tap and storage below, enclosed WC, heated chrome towel rail, shaver point, tiled walls and flooring.

Outside

Allocated parking space
Beautifully maintained roof garden
Communal bike storage

ROOM MEASUREMENTS (maximum measurements)

Lounge/Kitchen: 27'4 x 10'4 (8.34m x 3.15m)

Bedroom 1: 14'0 x 11'1 (4.27m x 3.38m)

Bedroom 2: 12'1 x 10'3 (3.69m x 3.13m)

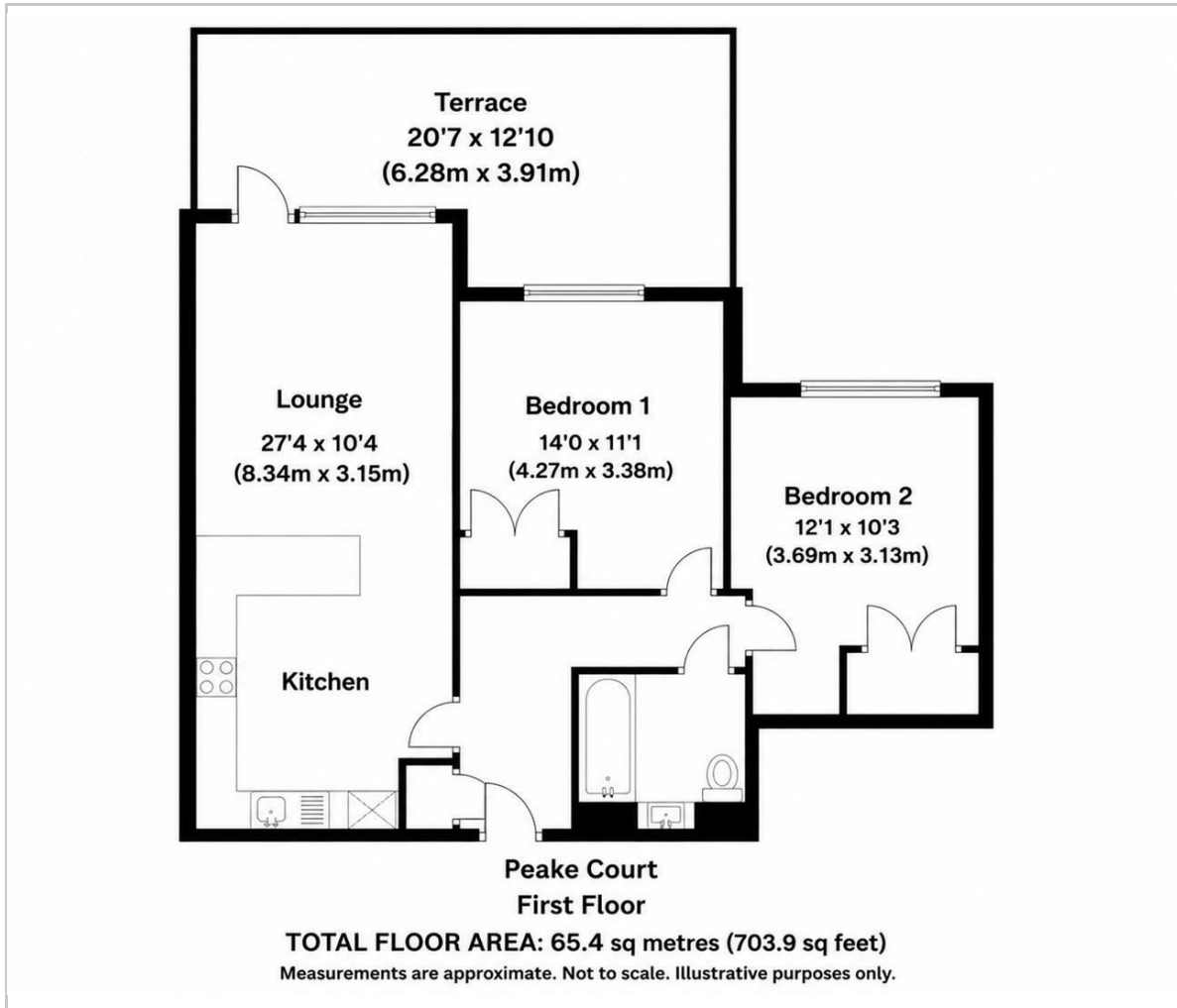
Bathroom: 7'1 x 6'6 (2.16m x 1.98m)

Terrace: 20'7 x 12'10 (6.28m x 3.91m)

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



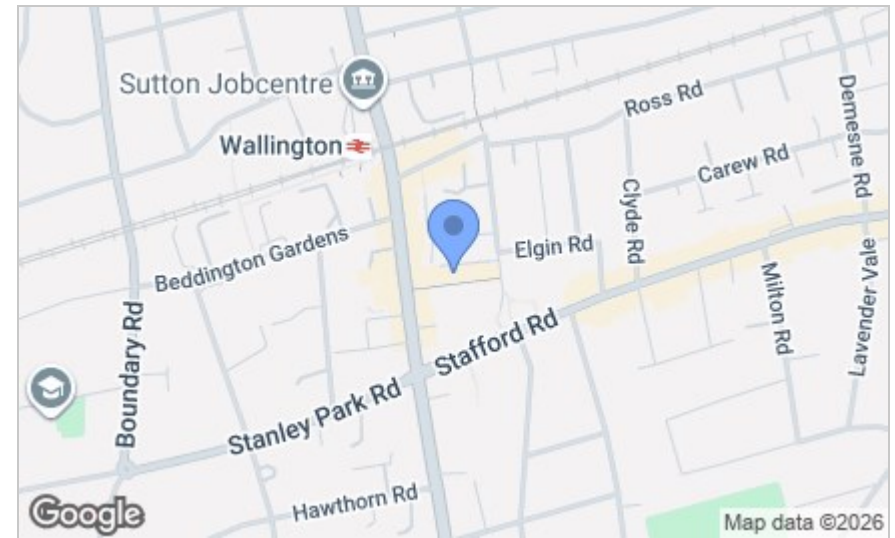
Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	