



32 Elles House Shotfield, Wallington, SM6 0BL

£360,000



WH WATSON HOMES
Estate Agents

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Welcome to Elles House, a beautifully presented retirement property located in the heart of Wallington. This modern two-bedroom apartment, spanning an impressive 795 square feet, is designed specifically for those over 70, offering a perfect blend of comfort and convenience.

Upon entering, you will be greeted by a bright and airy living space, enhanced by dual aspect windows facing south and west, allowing natural light to flood the rooms throughout the day. The apartment has been recently redecorated, featuring new carpets that add a touch of elegance to the home.

One of the standout features of the property is the private balcony offering a serene view of the beautifully maintained communal gardens, perfect for enjoying a morning coffee or an evening read.

Elles House is not just a home; it is a community. Residents benefit from a range of communal facilities designed to enhance their lifestyle. These include a 24-hour in-house duty manager for peace of mind, a welcoming communal lounge for social gatherings, a restaurant for convenient dining, and a function room for

Accommodation

Entrance Hall

Fitted carpet, underfloor heating, emergency pull cord.

Bathroom

Modern suite comprising of vanity wash hand basin with chrome mixer tap and storage below, WC, walk in shower, heated chrome towel rail, tiled walls and flooring, double glazed obscure window to side aspect

Bedroom One

Fitted carpet, underfloor heating, double glazed full length window overlooking communal garden, double glazed window to side aspect, walk in wardrobe with fitted shelving.

Bedroom Two

Fitted carpet, underfloor heating, double glazed window to rear aspect.

Open Plan Living Dining Room

Fitted carpet, underfloor heating, electric fireplace, large storage room, double glazed full length windows and patio door leading out to private balcony.

Private Balcony

West facing aspect with pleasant views across the communal garden.

Kitchen

Range of modern fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven/grill, electric hob and chrome extractor hood above, integrated fridge freezer, tiled splashback, tiled flooring, double glazed window to rear aspect.

Communal Facilities

Communal Lounge

Function Room

Laundry Room

Guest suite

Communal Garden

In house 24hr duty manager

Domestic Assistance

Car park space/permit can be purchased on request

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.





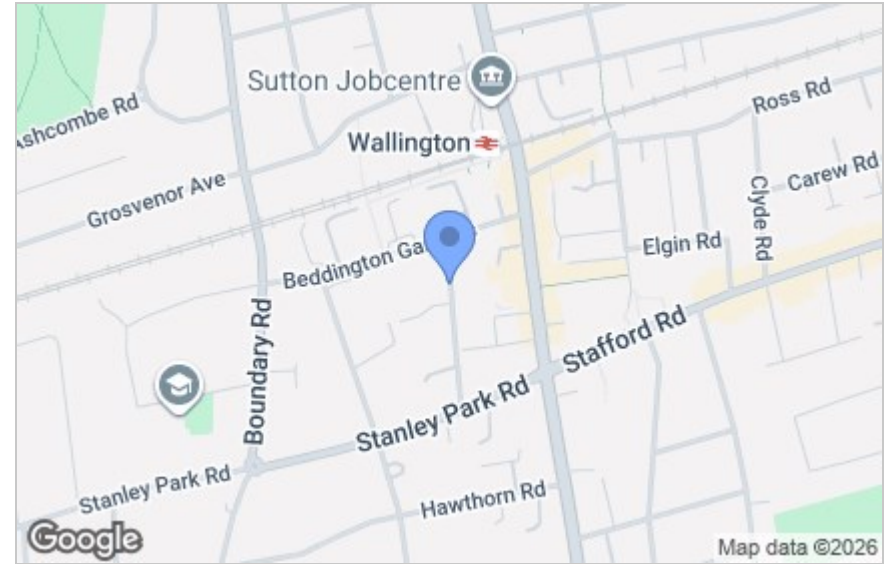




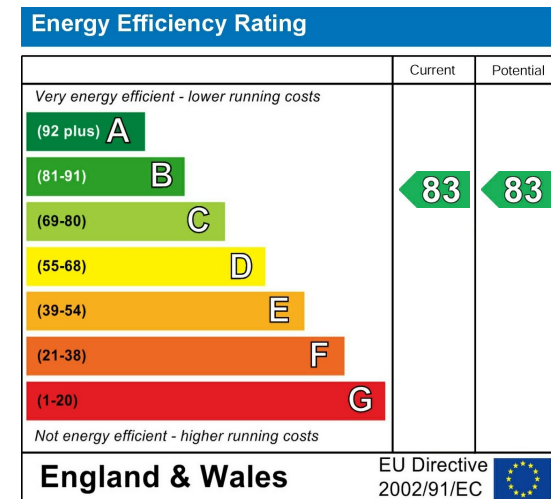
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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