



Clarendon Road, Wallington, Surrey, SM6 8QJ

£240,000 Leasehold

- Spacious ground floor one-bedroom flat with a comfortable, well-balanced layout
- Well maintained by long-term occupiers, reflecting a home that's been truly cared for
- Bright, easy living spaces ideal for relaxing or working from home
- Internal storage cupboard for practical, clutter-free living
- Allocated parking space for everyday convenience
- Excellent location with easy access to Wallington Overground, shops, and local amenities

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

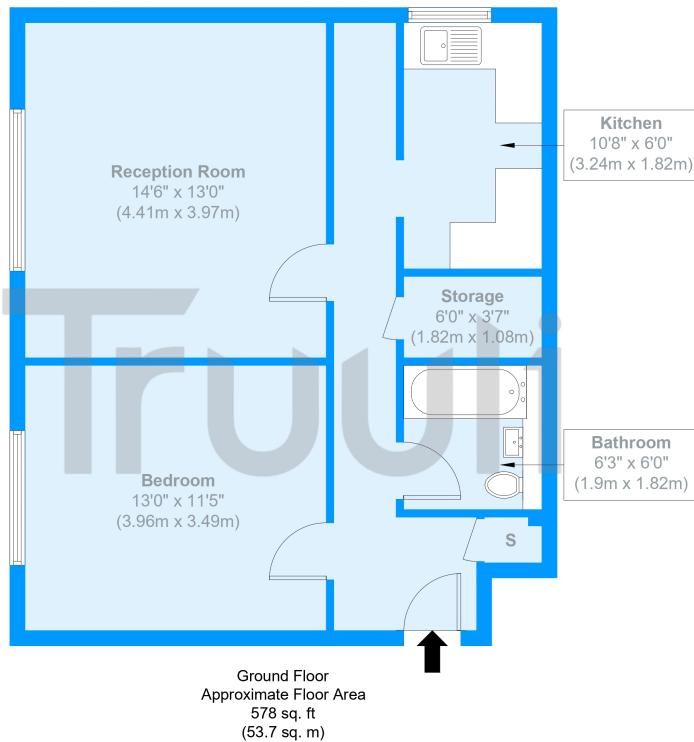
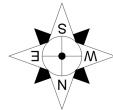
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Set on the ever-popular Clarendon Road, this well-proportioned ground floor one-bedroom flat offers a lifestyle defined by ease, comfort and everyday convenience.

Rossenden Court



Approximate Gross Internal Area = 53.7 sq m / 578 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

