

32 Brodie House, 10 Harcourt Avenue, Wallington, Surrey, SM6 8AR.



A beautifully presented and spacious 2 bedroom flat having just been redecorated throughout with new flooring fitted and new heaters installed. Situated on the third (top) floor, it is conveniently located being within 0.5 of a mile walk to Wallington train station and town centre.

Benefits to note:

- Double Glazed Windows
- Economy 7 Heating & Hot Water
- Allocated Parking Space
- Security Entryphone System
- Near to Railway Station
- No Chain Above

Lease: 189 years from 29 September 1971

Ground Rent: Peppercorn

Service Charge: £1,447.27 (29 Sep 2022 to 28 Sep 2023)

Buildings Insurance: £206.96 (1 Oct 2022 to 30 Sep 2023)

Council Tax: Band C (£1,718.33 – 2022/23) London Borough of Sutton

Wallington



Communal Entrance



Lounge



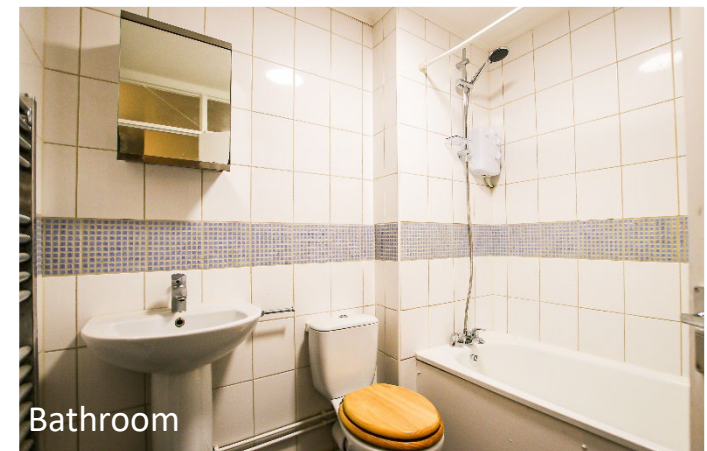
Kitchen



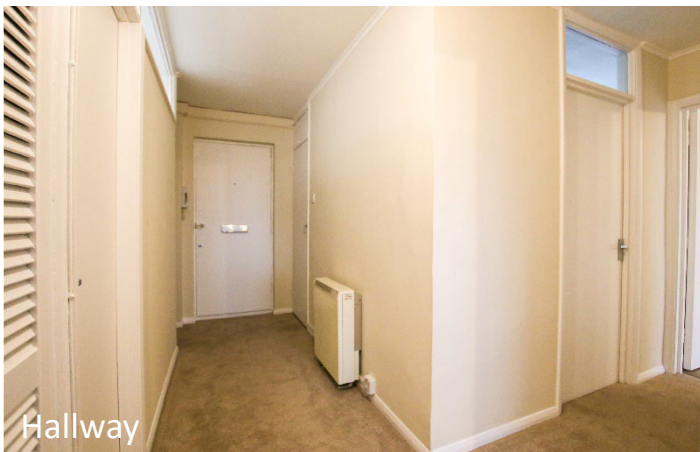
Bedroom 1



Bedroom 2



Bathroom



Hallway



Communal Gardens



Rear Aspect

Accommodation

Communal Entrance: Via entry phone system.

Entrance Hallway: L shaped 12' 6" max, 3' 11" min (3.81m, 1.19m) x 11' 0" max, 3' 2" min (3.35m, 0.97m)

Lounge: 18' 7" x 11' 0" (5.66m x 3.35m)

Kitchen/Breakfast Room: 14'0 x 8' 10" (4.27m x 2.69m)

Bedroom 1: 12' 8" x 9' 2" (3.86m x 2.79m)

Bedroom 2: 12' 7" x 8' 1" (3.84m x 2.46m)

Bathroom: 7' 1" x 6' 0" (2.16m x 1.83m)

Parking: Covered allocated space on the lower level.

Energy Efficiency Rating

Current: D 58

Potential: C 78

Area/Size: 732 square feet (68.0 square meters) This information has been supplied from the Energy Performance Certificate.

Disclaimer - Homecare Estates strives to produce accurate information. However, this is intended to be used as guidance only. Purchasers are advised to instruct the correct professionals for independent advice on this property.



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1. Email your offer to: **info@homecareestates.co.uk**
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3. State what timescale you wish to purchase the property
4. Confirm your position, for instance whether you are a First Time Buyer, Cash Buyer, if you have a property to sell etc.
5. If you require a mortgage, please state how much deposit you intend putting down
6. Please confirm if you have already been approved for a mortgage in principle
7. Please state your full name/s

Once we receive your offer, we will acknowledge it and get back to you as soon as possible to let you know if it is acceptable.

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