

Truuli



Wigan Court, Thread Street, Wallington, Surrey, SM6

£285,000 Leasehold

- Brilliant sized 1 bedroom over 550ft
- NHBC guarantee still in place
- Built in modern appliances
- Newly build development
- Generous sized balcony
- Local transport links and amenities
- No onward chain
- Local greens within walking distance

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

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

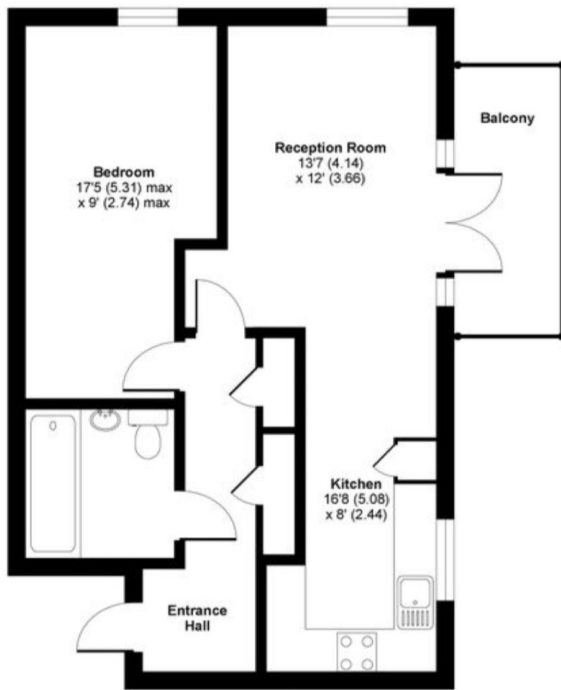
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A fantastic opportunity for a buyer to acquire this brilliant one bedroom apartment located moments from Hackbridge station allowing for easy access into East Croydon and Wimbledon town centre. This one bedroom apartment has been immaculately maintained and is ideal for any buyer wanting a low maintained home with a beautiful finish. Offered to market with no onward chain and still benefitting from an NHBC guarantee this lovely space is a must see.

Thread Street, SM6

Approximate Area = 557 sq ft / 52 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrbhcom 2021. Produced for Cromwells Estate Agents. REF: 721030

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Predicted	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C	81	(69 to 80) C	
(55 to 68) D	81	(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	0
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

