



1 bed apartment to buy in SM6

Restmor Way, Wallington, ., SM6 7GF

£225,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Beautifully Presented One Bedroom Apartment
- ✓ Modern Throughout
- ✓ Spacious Open-Plan Living & Kitchen Area
- ✓ Excellent Built-In Storage
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTP (fibre to the premises)**
- ✓ Mobile signal: **Good**

Description

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000*

Situated within a secure and well-maintained development overlooking the picturesque River Wandle, this beautifully presented one-bedroom apartment offers stylish, modern living in a highly convenient location. The property has been finished to a high standard throughout and features a bright and spacious open-plan living area with a contemporary fitted kitchen, creating an ideal space for both relaxing and entertaining. The generous double bedroom benefits from excellent built-in storage, while the modern bathroom has been tastefully appointed with quality fixtures and fittings. Positioned on an upper floor, the apartment enjoys attractive views across the river and surrounding gardens, providing a peaceful setting while remaining well connected. Hackbridge Station is approximately a 10-minute walk away, offering direct links into Central London, and a number of local bus routes are available directly outside the development. This apartment would make an excellent first-time purchase, buy-to-let investment, or lock-up-and-leave home, combining modern accommodation with a desirable waterside location.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 121

Annual Service Charge Amount: £821.00

Price: Starting Bid £225,000

Property Type: Apartment

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

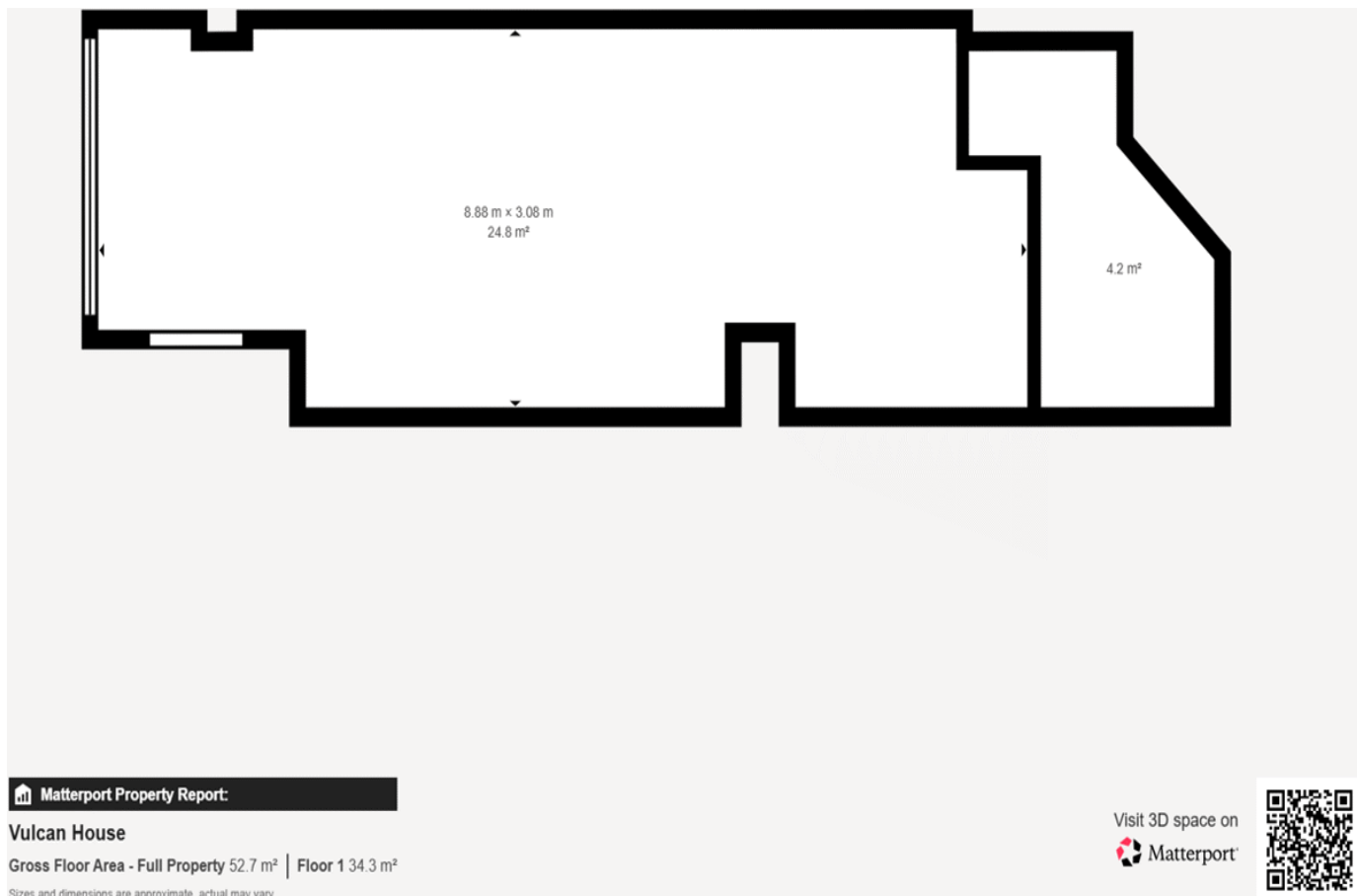
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC		

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Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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