



**Price**

**£135,000**

**Leasehold**

1x  1x  1x 

**Marlborough Court,  
Cranley Gardens,  
Wallington, Surrey, SM6**

**cubitt & west**  
Helping you move forwards



## Main features

- Third floor flat with communal lounge, laundry room and gardens
- Guest suite for visiting relatives
- Spacious living and plenty of storage
- Premier retirement community close to Wallington high street
- Well connected throughout local bus routes and Wallington mainline train station

## Accommodation

### THIRD FLOOR

Entrance Hall

Living Room: 20'7 x 12'9 (6.28m x 3.89m)

Kitchen: 9'0 x 5'6 (2.75m x 1.68m)

Bedroom: 13'6 x 8'9 (4.12m x 2.67m)

Shower Room: 6'8 x 5'6 (2.03m x 1.68m)

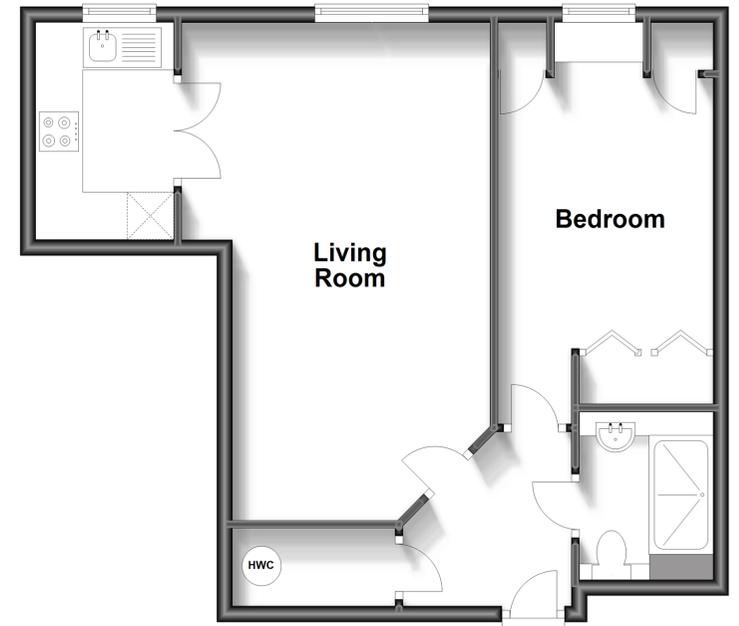
### OUTSIDE

Communal Gardens

Residents Parking

### Third Floor

Approx. 51.6 sq. metres (555.2 sq. feet)



Call Wallington - 020 8647 0011 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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