



**Price**

**£175,000**

**Leasehold**

1x  1x  1x 

**Elles House, Shotfield,  
Wallington, Surrey, SM6**

**cubitt & west**  
Helping you move forwards



## Main features

- **Stylish one bedroom first floor retirement property situated in the heart of Wallington**
- **Exclusively for the 70s, lift service to all floors**
- **Excellent condition**
- **Communal lounge, wellness suite, hairdressing salon, table service restaurant, laundry room and 24/7 staffing**
- **Offered with underfloor heating and no onward chain**

## Accommodation

### FIRST FLOOR

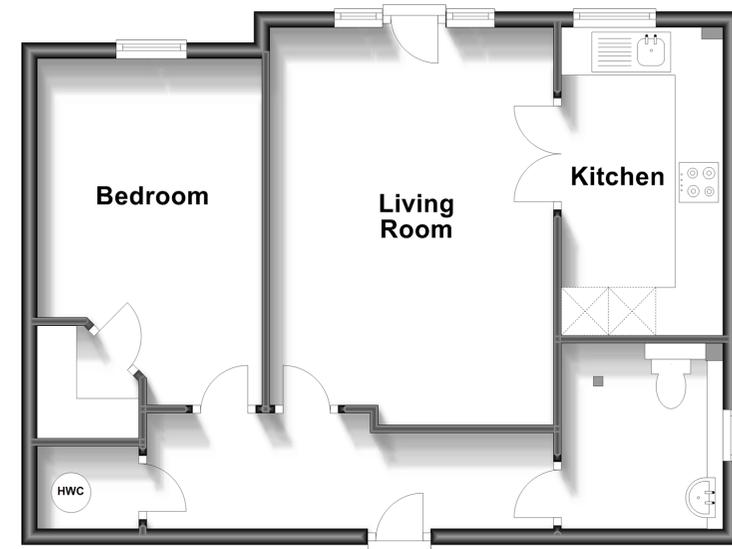
Entrance Hall: 16'1 x 5'0 (4.91m x 1.53m)  
 Living Room: 17'0 x 12'0 (5.19m x 3.66m)  
 Kitchen: 12'0 x 6'1 (3.66m x 1.86m)  
 Bedroom: 14'0 x 9'0 (4.27m x 2.75m)  
 Wet Room: 8'0 x 6'1 (2.44m x 1.86m)

### OUTSIDE

Communal Gardens  
 Residents Parking

### First Floor

Approx. 53.6 sq. metres (577.2 sq. feet)



**Call Wallington - 020 8647 0011 ■ 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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