



**Price**  
**£325,000**

**Leasehold**

2x  1x  1x 

**Birch Court, Maldon  
Road, Wallington,  
Surrey, SM6**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Spacious third floor apartment
- Situated in a popular development in the heart of Wallington
- Newly fitted kitchen and bathroom
- Secure allocated parking space
- Located close to transport and all local amenities

## Accommodation

### THIRD FLOOR

#### Entrance Hall

Living Room: 17'6 x 11'9 (5.34m x 3.58m)

Kitchen: 11'10 x 8'2 maximum (3.61m x 2.49m)

Bedroom 1: 11'5 x 10'7 (3.48m x 3.23m)

Bedroom 2: 12'7 x 8'5 (3.84m x 2.57m)

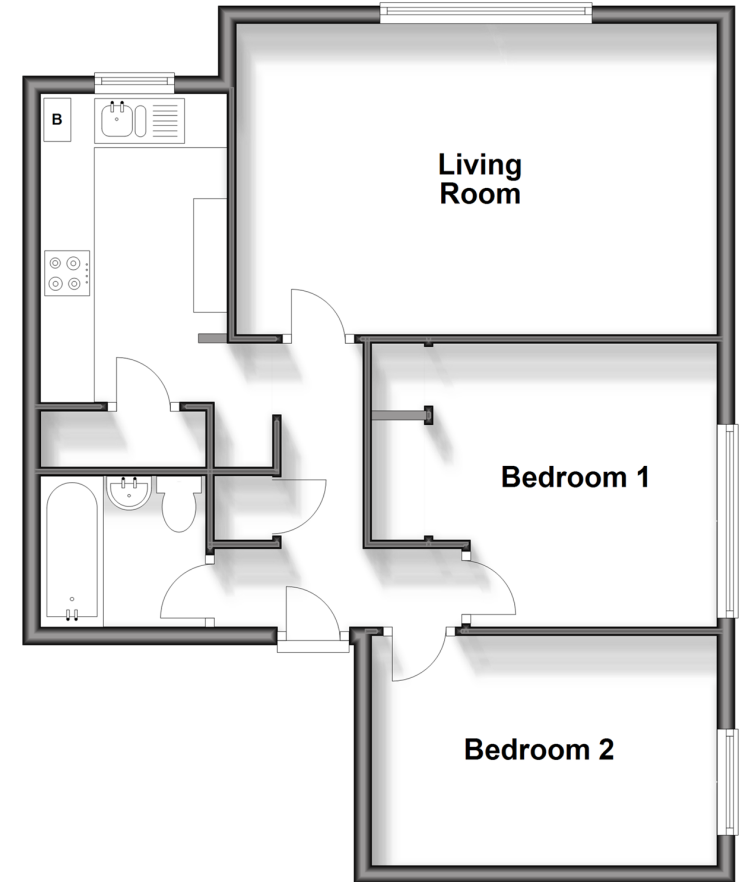
#### Bathroom

### OUTSIDE

#### Allocated Parking

## Third Floor

Approx. 59.0 sq. metres (635.2 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
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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