



**Price**  
**£325,000**

**Leasehold**

2x  1x  1x 

**Orchard Court, Parkgate  
Road, Wallington,  
Surrey, SM6**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- **First floor apartment offered chain free**
- **Spacious accommodation including separate kitchen and large bedrooms**
- **Town centre location**
- **Close to Wallington high street and mainline train station**
- **In the catchment area of excellent local schools including Wilsons and Wallington Grammar**

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge: 17'3 x 11'8 (5.26m x 3.56m)

Kitchen: 9'8 x 8'8 (2.95m x 2.64m)

Bedroom 1: 11'2 x 10'8 (3.41m x 3.25m)

Bedroom 2: 10'8 x 7'9 (3.25m x 2.36m)

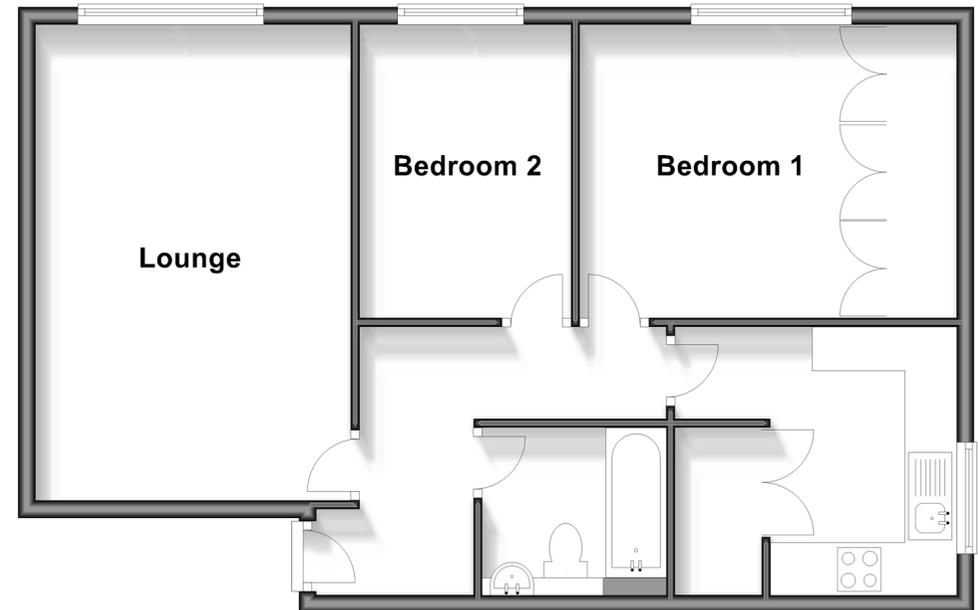
Bathroom

### OUTSIDE

Communal Gardens

### First Floor

Approx. 65.6 sq. metres (706.3 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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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