



**Montagu Gardens
Wallington
Surrey
SM6**

Offers In Excess Of £359,000

bettermove 

Montagu Gardens

Wallington

Bettermove are proud to present this 2 bedroom flat in Wallington. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, a combi heating system and has off street parking available via an allocated space.

The council tax band is D.

This is a leasehold property with 115 years remaining on the lease; the ground rent is £300pa and the service charge is £3,141.10pa..

The interior of this beautifully presented property comprises of a spacious open plan kitchen/reception room, 2 bedrooms one with an en-suite bathroom. In addition, the property has a family bathroom. The exterior boasts a rear patio area, perfect for enjoying the summer months.

Located in the popular town of Wallington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Wallington train station, various bus routes and the A23.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Ground Floor

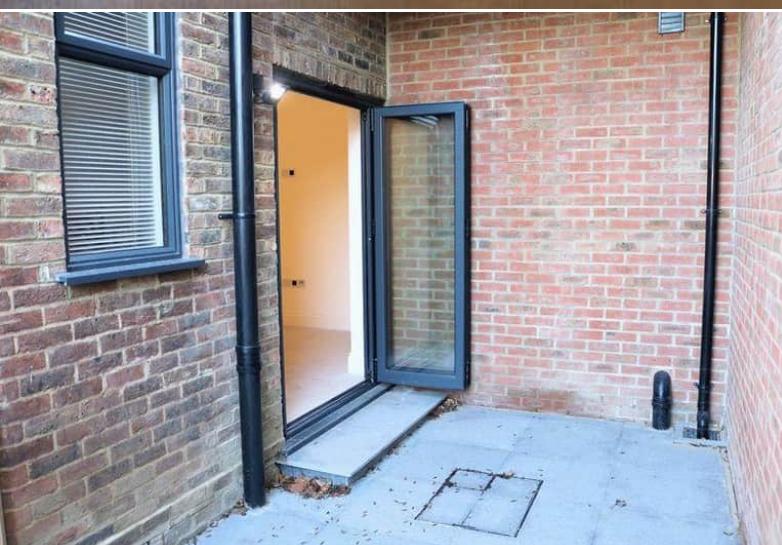
Approx. 79.9 sq. metres (860.5 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	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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