



**Cavendish Court, 15 Holmwood Gardens, Wallington, Surrey,
Guide Price £110,000**

A completely refurbished and beautifully presented one bedroom ground floor apartment, forming part of this select retirement development. The property benefits from a re modelled kitchen and bathroom and is situated in a quiet, yet, convenient location, close to Wallington town centre and train station.



***Residents Lounge *24hr on Call Support
*Laundry and On Site Manager
*Residents Lift**

Front Door to:

Entrance Hall

Built in cupboard, storage heater, panic alarm.

Lounge - 17' 2" x 10' 6" (5.23m x 3.20m)

Double glazed windows, storage heater.



Kitchen - 8' 2" x 5' 9" (2.49m x 1.75m)

Single drainer sink unit with cupboards and drawers below, work surface with cupboards and drawers below, matching eye level cupboards, built in oven and hob with extractor hood above, double glazed windows.

Bedroom - 11' 6" x 9' 6" (3.50m x 2.89m)

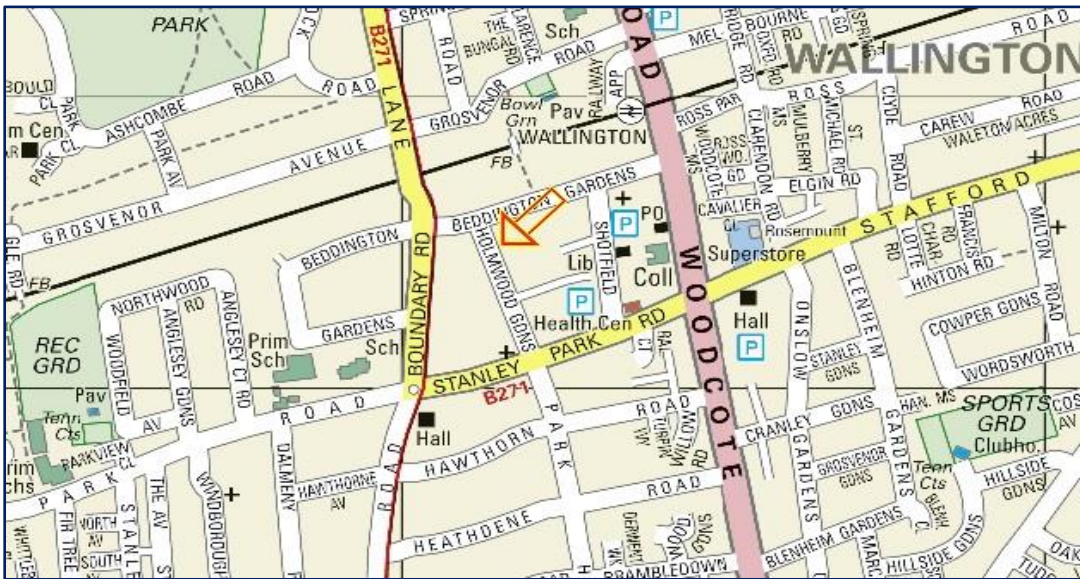
Double glazed windows, storage heater, built in wardrobe cupboards.

Bathroom

Fully tiled shower cubicle with wall mounted shower unit, wash hand basin, low level WC, towel radiator, extractor fan.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax - D
Local Authority: London Borough of Sutton
Tenure - Leasehold



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