



Yarn Court Felnax Avenue, Wallington SM6 7DP

welcome to

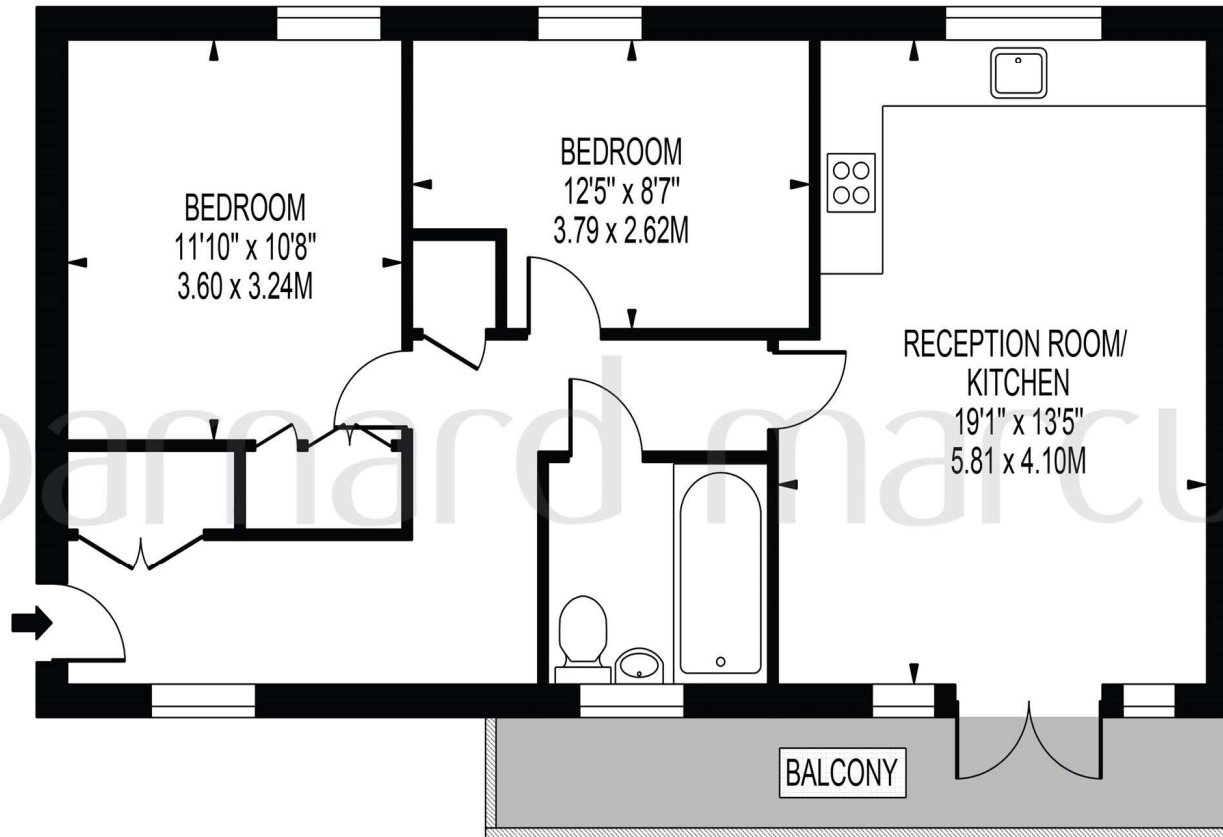
Yarn Court Felnex Avenue, Wallington

Situated on the second floor of the sought-after Yarn Court, this beautifully presented two-bedroom apartment offers contemporary living in a prime Wallington location. The property boasts a spacious open-plan kitchen and lounge area, ideal for both relaxing and entertaining. Flooded with natural light, the living space opens out onto a private balcony - perfect for enjoying your morning coffee or unwinding in the evening. Both bedrooms are generously proportioned, offering ample space for double beds and additional furnishings. The apartment is presented in gorgeous condition throughout, featuring high-quality finishes and modern fittings, creating a warm and inviting home. Additional benefits include secure entry, well-maintained communal areas, and excellent transport links nearby, with Hackbridge station just a short walk away, providing fast connections into Central London. This apartment is ideal for first-time buyers, professionals, or investors seeking a turnkey property in a vibrant, well-connected location.



YARN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 680 SQ FT - 63.22 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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Yarn Court Felnex Avenue, Wallington

- TWO BEDROOM SECOND FLOOR APARTMENT
- IMMACULATE CONDITION THROUGHOUT
- OPEN PLAN KITCHEN/ LOUNGE
- SECURE ENTRY SYSTEM & LIFT ACCESS
- WALKING DISTANCE TO HACKBRIDGE TRAIN STATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1637.22

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106233



Property Ref:
WLG106233 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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