



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



HERE TO GET *you* THERE

# Lesley Court, 2 Harcourt Road, Wallington

## Guide Price £300,000 - £325,000



GUIDE PRICE £300,000 - £325,000. Hunters are excited to offer this fabulous two double bedroom, second floor flat very well positioned on the Wallington and Carshalton borders. This delightful property offers a comfortable living space, boasting 716 square feet of well-designed accommodation. Situated on the second floor, the flat is easily accessible via a lift or staircase, making it convenient for all residents.

**GARAGE & SHARE OF FREEHOLD!** One of the standout features of this property is the share of freehold, offering you greater control and security over your investment. Additionally, the flat comes with the added benefit of a garage, providing secure parking and extra storage space. The communal gardens are a lovely feature, along with a designated washing line area for your convenience.

With no onward chain, this property is ready for you to move in without delay. Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity in a sought-after location. Do not miss the chance to make this lovely flat your new home.

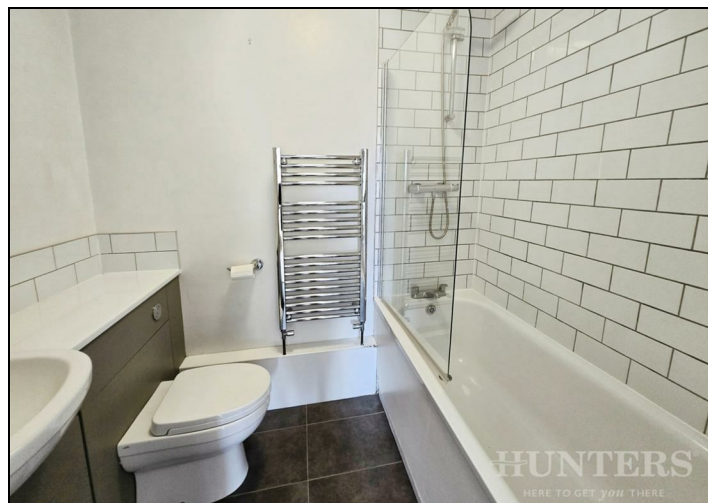
92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com



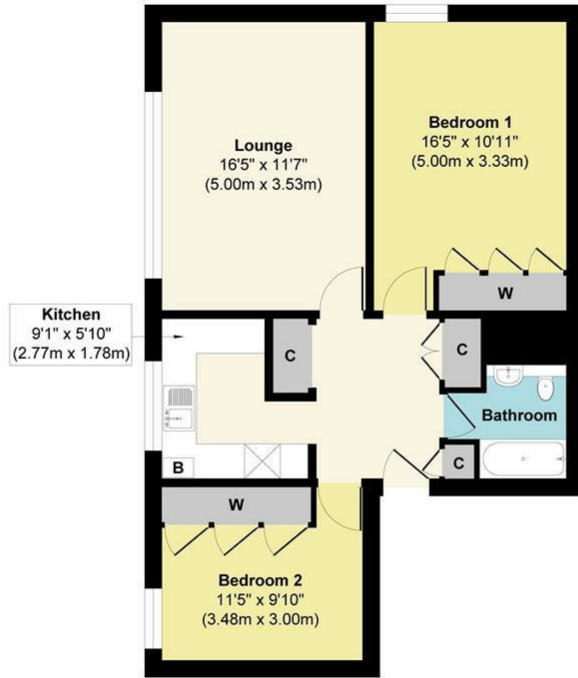
This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

- GUIDE PRICE £300,000 - £325,000
  - SHARE OF FREEHOLD
  - GAS CENTRAL HEATING
  - DOUBLE GLAZING
  - LIFT SERVICE
  - GARAGE IN BLOCK
- STORAGE CUPBOARDS & BUILT IN WARDROBES
- NO ONWARD CHAIN



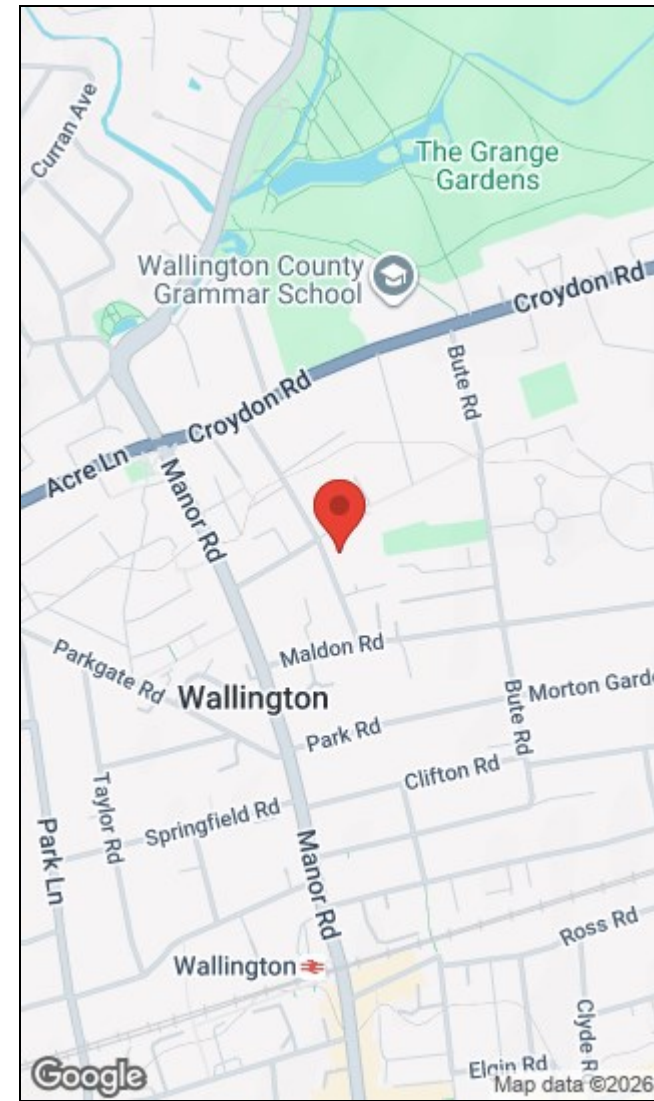




Floor Plan  
Approximate Floor Area  
716 sq. ft  
(66.48 sq.m)

**Approx. Gross Internal Floor Area 716 sq. ft / 66.48 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.  
Produced by [designimperial.com](http://designimperial.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		69	82
		80	67
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.