



HUNTERS[®]
HERE TO GET *you* THERE



B

you

Felnex Avenue, Wallington, SM6 7DP

£290,000

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LONG LEASE WITH RIGHT TO MANAGE - Hunters are delighted to offer this modern, first-floor, one bedroom apartment which presents an excellent opportunity for buyers wishing to live in a vibrant and welcoming community. Spanning an impressive 542 square feet, the property boasts a well-designed layout that maximises space and comfort.

The kitchen comes complete with integrated appliances, including a dishwasher, making daily chores a breeze. This particular apartment also benefits from a window in the kitchen area which many similar properties don't have.

Situated in a sought-after development, this apartment is conveniently located just a short walk from the mainline station, providing excellent transport links for commuters. Additionally, residents will appreciate the proximity to supermarkets, ensuring that everyday essentials are easily accessible.

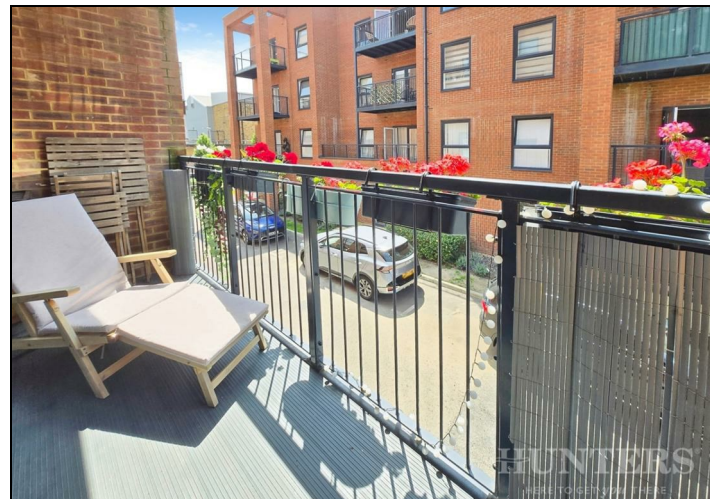
Residents are allocated a certain number of free parking hours per month to park in the development, and additional hours can be purchased. There is a possibility of renting an allocated bay from another owner but this is in no way guaranteed.

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

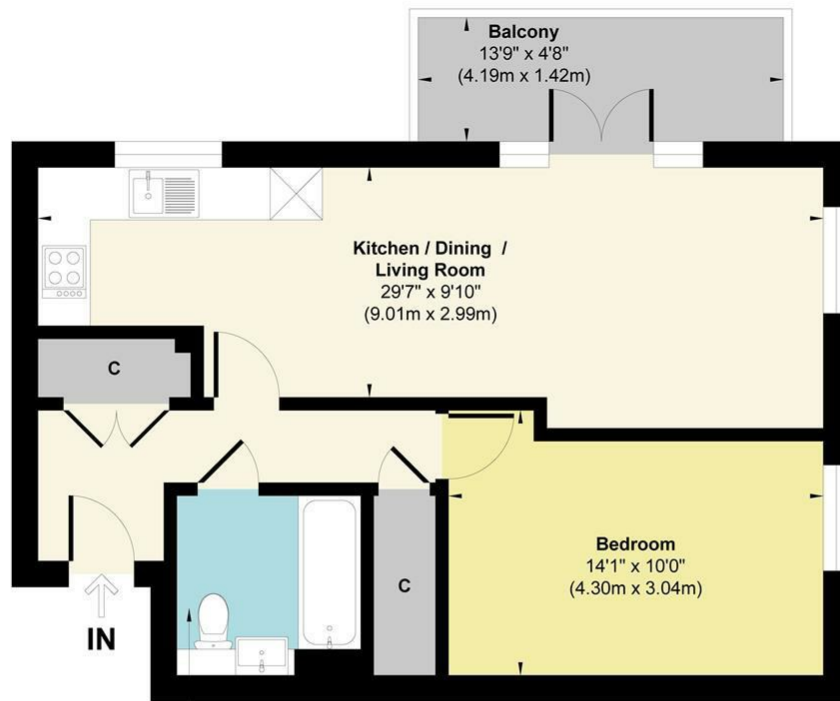


KEY FEATURES

- FIRST FLOOR WITH LIFT SERVICE
 - BALCONY
 - FANTASTIC KITCHEN
 - AMPLE STORAGE
- BEAUTIFUL BATHROOM
- SPACIOUS BEDROOM
 - LONG LEASE
- NO ONWARD CHAIN





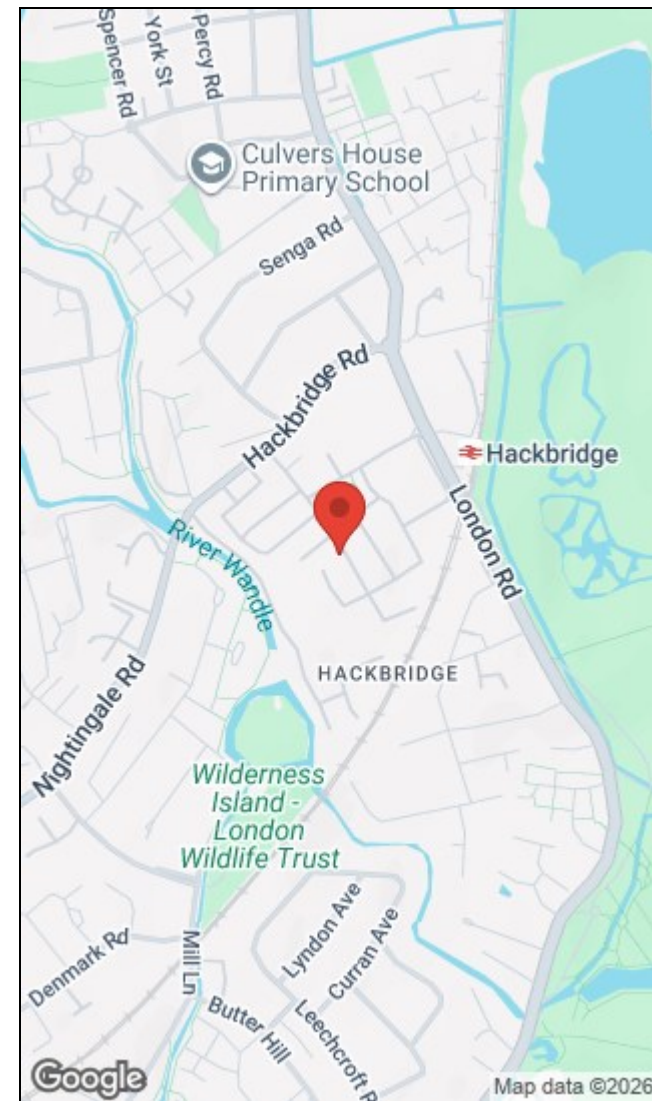


Bathroom
6'11" x 6'9"
(2.11m x 2.06m)

Approximate Floor Area
542 sq.ft
(50.39 sq.m)

Approx. Gross Internal Floor Area 542 sq. ft / 50.39 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
84	84		
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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