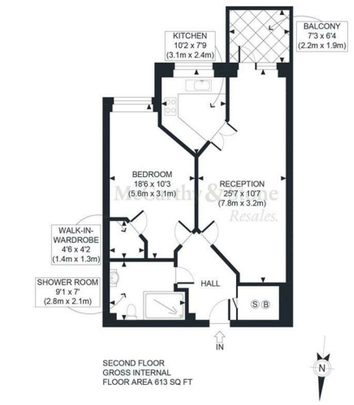
Excellent

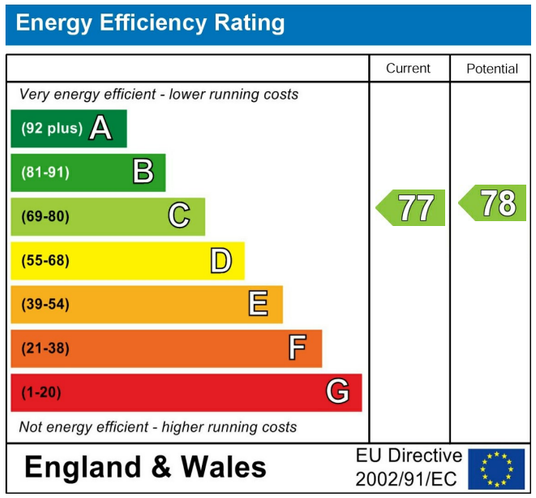
Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 613 SQ FT / 57 SQM	Elles House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 30/07/26 photoplan





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered in England and Wales No. 10716544

The Property Ombudsman







35 Elles House

Shotfield, Wallington, SM6 0BL

1 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 35 Elles House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Convenient location for High Street and a Medical Centre with Pharmacy just opposite
- Excellent transport links
- One hour of Domestic Help per week & tailored care packages available
- Estate Manager + 24 hour staffing
- 24 hour emergency call system + Video entry system
- Table Service Restaurant
- Communal Lounge where social events take place
- Guest Suite for visiting family or friends
- Laundry room + Mobility scooter store
- Landscaped Gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

35 Elles House, Wallington

1 | 1 | Asking price £250,000

Summary
Elles House was purpose built for retirement living designed and built by McCarthy & Stone. The development consists of one and two-bedroom retirement apartments for the over 70s.

There is an Estate Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom.

The development includes a homeowners' lounge, table service restaurant serving freshly prepared meals daily, laundry room, mobility scooter store with charging points, hairdressing salon and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the Estate Manager for availability.

Elles House is located one street back from Wallington High Street with an abundance of bus routes providing links to Sutton, Banstead Village, Carshalton, Croydon and beyond. The main line railway station is located at the bottom of the High Street. Local shops include two Sainsbury's, bakers, butchers, boutiques, restaurants and bars.

It is a condition of purchase that all residents must meet the age requirements of 70 years.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Living Room with Balcony
A bright and spacious living room benefitting from a glazed patio door with window to side opening onto a walk out balcony with gazed balustrades and a southerly aspect and views over the landscaped gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

Kitchen
Modern fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

Bedroom
A double bedroom of good proportions benefiting from a walk-in wardrobe housing shelving and hanging rails. Ceiling lights, TV and phone point. Window with Southerly aspect overlooking gardens.

Shower Room
Fully tiled and fitted with suite comprising of walk in shower. Grab rails. Low level WC, vanity unit with sink and mirror above. Ladder style heated towel rail. Wall mounted clothes dryer.

Service Charge (Breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service Charge: £11,660.16 for the financial year ending 30/09/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estate Manager.

Lease Information
Lease: 125 years from 1st June 2014
Ground rent: £435
Ground rent review: 01/06/2029

Car Parking
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services
- Superfast Full Fibre Broadband available
- Mains water and electricity
- Electric underfloor room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













