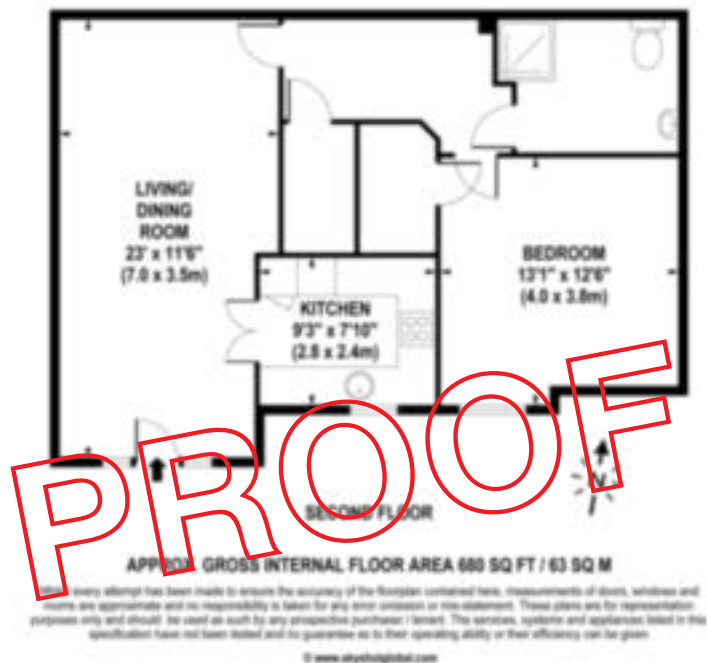




## 34 ELLES HOUSE

SHOTFIELD, WALLINGTON, SM6 0BL

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A large one bedroom flat  
located on the second floor

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**£265,000**

**EPC Rating B**

- **Exclusively For 70+**
- **24 Hour On-Site Management**
- **Second Floor Apartment**
- **Two Lifts With Access To All Floors**
- **South Facing Aspect**
- **Immaculate Condition**

The property is in immaculate condition throughout and consists of a bright and airy reception room with juliet balcony overlooking the communal gardens, as well as benefiting from a south facing aspect, a modern kitchen with integrated appliances and window over gardens, large double bedroom with built wardrobe space, large wet room, storage cupboard off the entrance hall. The apartment is warmed up by under floor heaters and if you're still driving then a parking space based on an annual permit scheme (subject to availability).

This stunning apartment is located on the second floor and has a south facing aspect over the beautiful landscaped communal gardens.

SERVICE CHARGE: £8,365 PA  
GROUND RENT: £435 PA  
LEASE LENGTH: 118 YEARS

