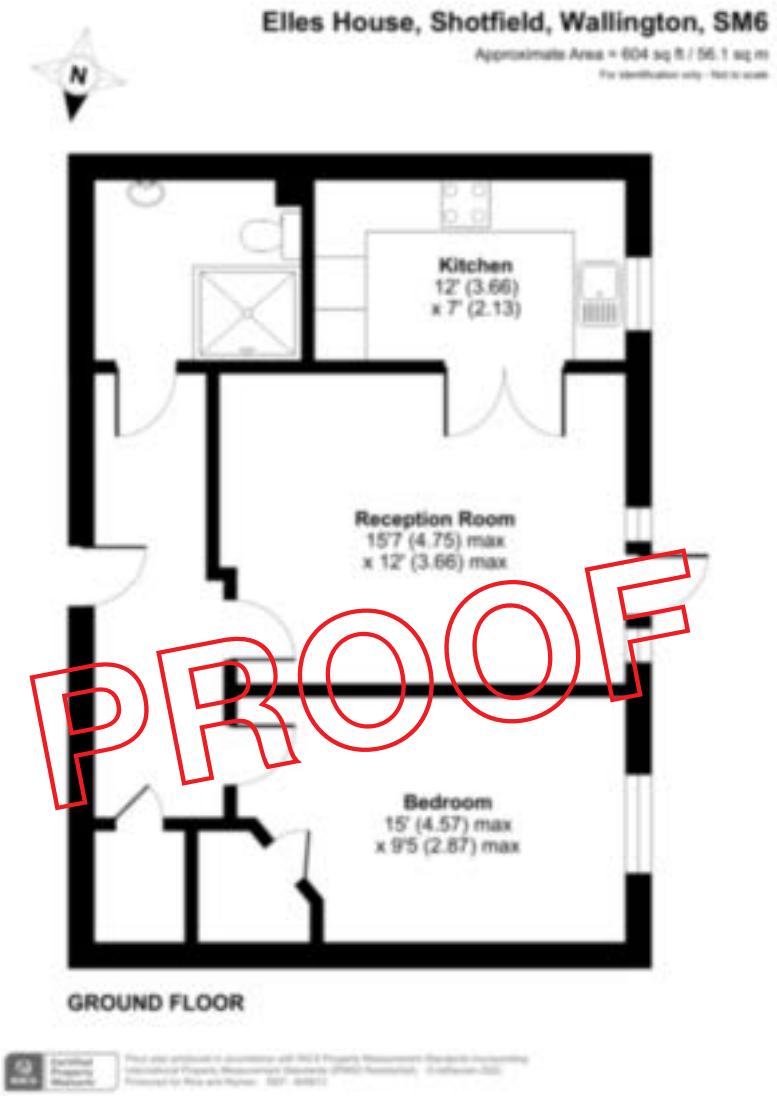



2 ELLES HOUSE

SHOTFIELD, WALLINGTON, SM6 0BL

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Live Proof

A lovely ground floor floor apartment with private balcony

£260,000

EPC Rating B

- **Exclusively For Over 70s**
- **24 Hour On-Site Management**
- **Ground Floor Apartment**
- **Direct Access To Private Patio**
- **Homeowners Lounge**
- **Restaurant On-Site**

PROOF

The apartment is located on the ground floor and consists of a reception room with direct access to private patio, modern kitchen with window and integrated appliances, double bedroom with built wardrobe space, wet room, storage cupboard off the entrance hall, under floor heating, is offered in a good condition throughout and has access to a parking space based on an annual permit scheme.

SERVICE CHARGE: £7,068 PA
GROUND RENT: £435 PA
LEASE LENGTH: 118 YEARS


PROOF



