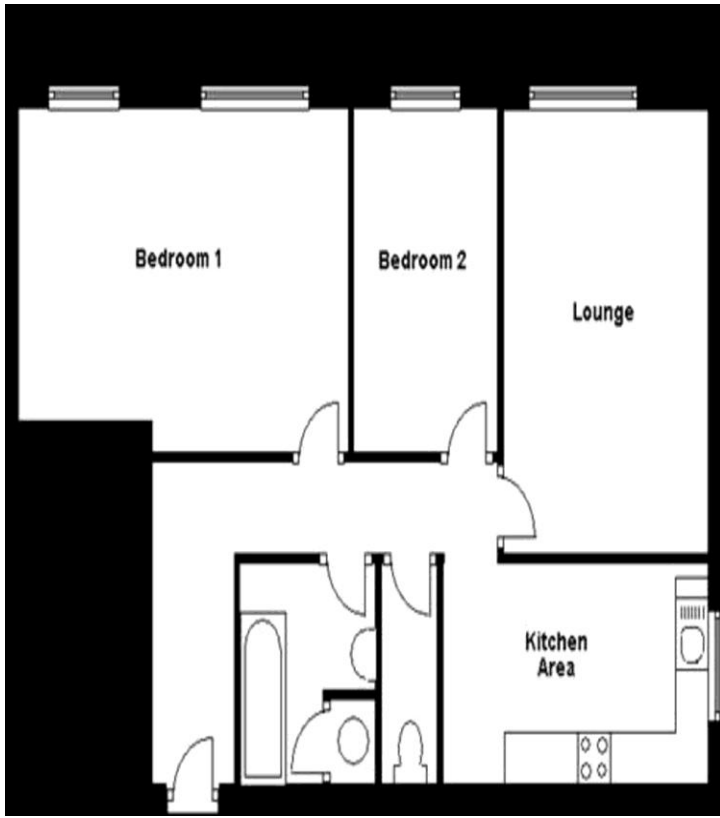




13 York Court, 11 Ross Road, Wallington, Surrey, SM6 8QN | **Guide Price £265,000 Leasehold**

This spacious top floor apartment is within walking distance of the town centre and station. Offered for sale with no chain the property features a 16'8 lounge/diner, 13'3 kitchen, 2 good size bedrooms and bathroom. Outside there is a garage en bloc and communal gardens.



COMMUNAL ENTRANCE HALL

STAIRS TO THE TOP FLOOR

ENTRANCE HALL

LOUNGE/DINER 16' 8" x 10' 7" (5.08m x 3.23m)

KITCHEN 13' 3" x 6' 11" (4.04m x 2.11m)

BEDROOM 1 14' 2" x 9' 11" (4.32m x 3.02m)

BEDROOM 2 10' 6" x 6' 11" (3.2m x 2.11m)

BATHROOM

SEPARATE WC

COMMUNAL GARDEN

GARAGE

NO CHAIN

VIEWING ADVISED



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk