



28 Melrose Tudor, Plough Lane, Wallington, Surrey, SM6 8LR | **Guide Price £260,000 Leasehold**

We are pleased to offer this bright and spacious first floor 2 bedroom purpose built flat with over 900 years remaining on the lease. Situated in a no through road opposite Mellows Park, the property includes 2 Double bedrooms, 14ft reception room, separate kitchen and a replacement central heating boiler. Viewing is recommended.

GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION ROOM 14' 4" x 12' 8" (4.37m x 3.86m)

KITCHEN 8' 6" x 7' 4" (2.59m x 2.24m)

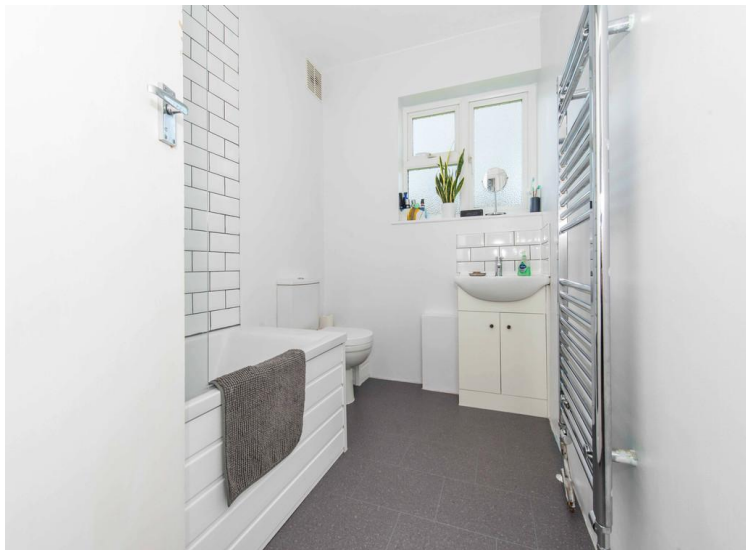
BEDROOM 1 11' 11" x 10' 3" (3.63m x 3.12m)

BEDROOM 2 11' 1" x 10' (3.38m x 3.05m)

BATHROOM 8' 5" x 5' 6" (2.57m x 1.68m)

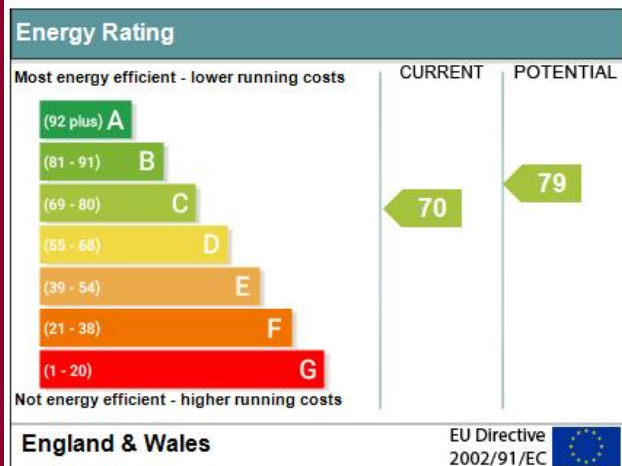
LONG LEASE

COMMUNAL GARDEN



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.

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WALLINGTON

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