



Flat 8, 110 Manor Road, Wallington, Surrey, SM6 0DW | **Guide Price £250,000 Leasehold**

Located close to Wallington station this first floor one bedroom apartment would make an ideal home for a first time buyer or investor. The property which is immaculately presented offers modern open plan living space comprised of 19'7" lounge/dining area, fitted kitchen with built in appliances. There is a double bedroom and contemporary bathroom. Residents parking and a Long lease, viewing advised.

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 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

STAIRS TO THE FIRST FLOOR

ENTRANCE HALL

OPEN PLAN LOUNGE/DINING ROOM 19' 7" x 13' 3 max" (5.97m x 4.04m)

KITCHEN 8' 11" x 7' 10" (2.72m x 2.39m)

BEDROOM 12' 3" x 8' 4" (3.73m x 2.54m)

BATHROOM

LONG LEASE

CLOSE TO STATION AND SHOPS



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		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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