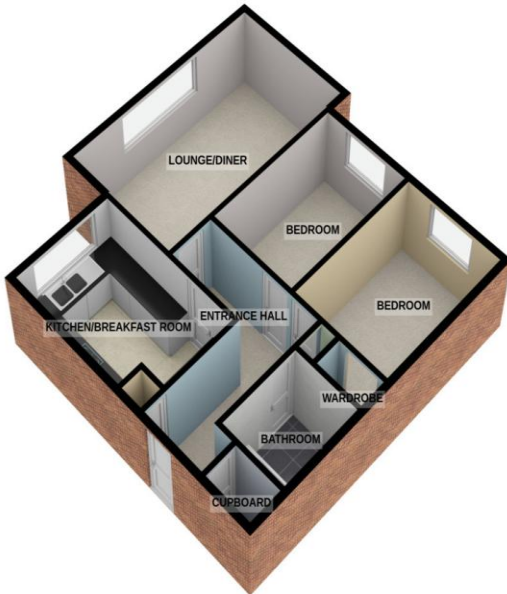




Flat 3 Sycamore Manor, 83 Woodcote Road, South Wallington, Surrey, SM6 0PP | **Guide Price £300,000**

Situated within a popular block in South Wallington this ground floor purpose built flat offers spacious accommodation comprised of: entrance hall, 18'6 lounge/diner, good size kitchen and two double bedrooms. There is also a modern bathroom. Other benefits include a garage en bloc and share of freehold.

GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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.  
Made with Metropix © 2022

## COMMUNAL ENTRANCE HALL

## ENTRANCE HALL

LOUNGE/DINER 18' 6" x 11' (5.64m x 3.35m)

KITCHEN 14' x 9' 1" (4.27m x 2.77m)

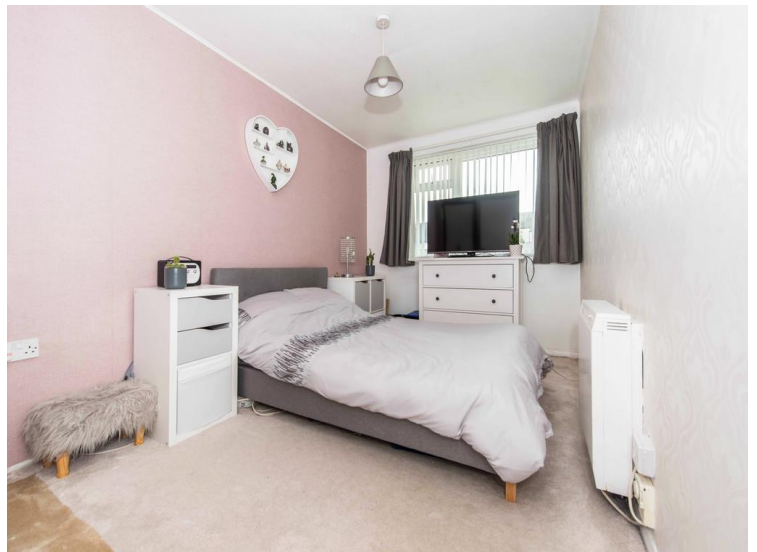
BEDROOM 1 12' 6" x 9' 1" (3.81m x 2.77m)

BEDROOM 2 12' 5" x 8' 1" (3.78m x 2.46m)

## BATHROOM

## SHARE OF FREEHOLD

## GARAGE EN BLOC



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.

### Energy Performance Certificate

HM Government

Flat 3 Sycamore Manor, 83, Woodcote Road, WALLINGTON, SM6 0PP

Dwelling type: Ground-floor flat Reference number: 8657-7829-1989-9626-8922  
Date of assessment: 26 November 2013 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 09 December 2013 Total floor area: 67 m<sup>2</sup>

#### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,832
Over 3 years you could save	£ 1,641

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 138 over 3 years	
Heating	£ 1,626 over 3 years	£ 687 over 3 years	
Hot Water	£ 948 over 3 years	£ 366 over 3 years	
<b>Totals</b>	<b>£ 2,832</b>	<b>£ 1,191</b>	<b>You could save £ 1,641 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D



The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in

## 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