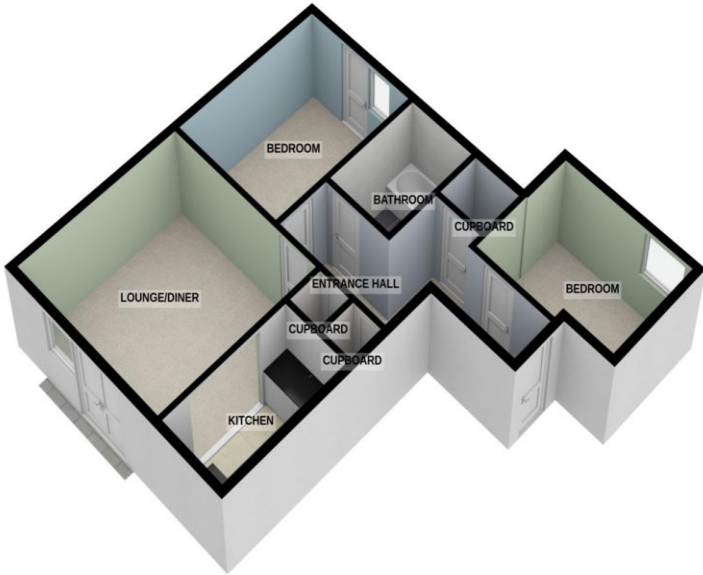




75 Heron Way, Wallington, Surrey, SM6 9DX | **Guide Price £295,000 Leasehold**

Offered with no onward chain this two bedroom 2nd floor apartment is situated in a modern development close to local shops, Pheonix Leisure Centre and bus routes providing access to Croydon and Sutton. The property benefits from a 14'3 living area with Juliet balcony, an open plan kitchen with built in appliances. There is a good size entrance hall with storage, built in vanity area, two bedrooms and a modern bathroom. Other benefits include allocated parking and loft access.

GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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 HALL

STAIRS TO 2ND FLOOR

ENTRANCE HALL

LOUNGE/DINER 13' 8" x 13' 4" (4.17m x 4.06m)

OPEN PLAN KITCHEN 10' 5" x 5' 9" (3.18m x 1.75m)

BEDROOM 1 12' 5" x 9' 6" (3.78m x 2.9m)

BEDROOM 2 10' 9" x 8' 9" (3.28m x 2.67m)

BATHROOM 8' 2" x 5' 7" (2.49m x 1.7m)

VANITY AREA

ALLOCATED PARKING

LOFT ACCESS

VIEWING ADVISED AND NO CHAIN



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

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