



35 Marlborough Court, Cranley Gardens, Wallington, Surrey, SM6 9PG | **£160,000 Leasehold**

Located in a popular development this two bedroom over 60's apartment is close to local bus routes and within easy reach of Wallington town centre. The property boasts a 18'1 lounge with Juliette balcony and fitted kitchen. There are two bedrooms and a shower room. Outside there are well maintained communal gardens. Marlborough Court benefits from a large residents lounge with kitchen area, video entry system, guest suite, lifts and communal laundry.

SECOND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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COMMUNAL ENTRANCE

RESIDENTS LOUNGE AND KITCHEN

LIFT TO 2ND FLOOR

ENTRANCE HALL

LOUNGE 18' 1" x 11' 2" (5.51m x 3.4m)

KITCHEN 9' x 5' 8" (2.74m x 1.73m)

BEDROOM 1 16' 2" x 9' 3" (4.93m x 2.82m)

BEDROOM 2 11' 3" x 8' 7" (3.43m x 2.62m)

SHOWER ROOM

GUEST SUITE

COMMUNAL LAUNDRY

CARELINE SYSTEM

COMMUNAL GARDENS

CLOSE TO LOCAL BUS ROUTES



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		84   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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