



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.R. (55.2 sq.m.) approx.

White every steerer has been nade to ensure the accuracy of the floorplan command here, measurements of duars, window, norms and sey other times are approximate and on exposurability to a steen for any entry, omission or mis-steered. The plans for fluorability purposes only and should be used as such by any complication or mis-steered. The plans to fill illustrate purposes only and should be used as such by any complication. The services, species and application stores here of their tested and for guarantee.

**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** 

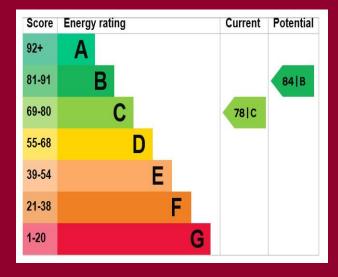
**COMMUNAL GARDENS** 

**CLOSE TO LOCAL BUS ROUTES** 





IMP ORTANT 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.



## 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