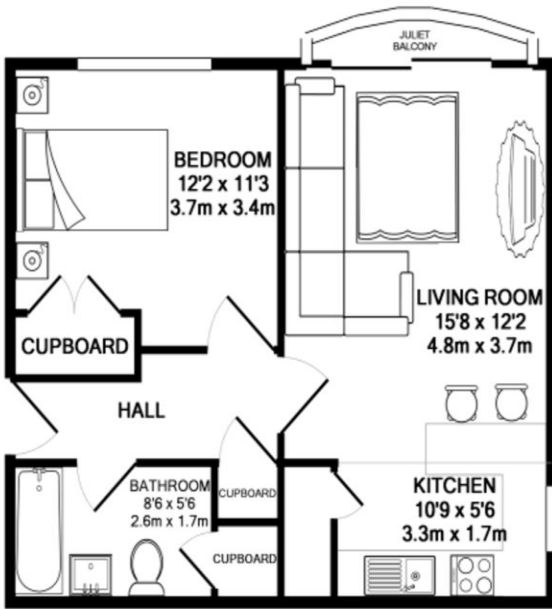




Flat 12, 30 Onslow Gardens, Wallington, Surrey, SM6 9QN | £170,000 Leasehold

Paul Graham are pleased to market this spacious 1 bedroom retirement flat, This top floor (2nd floor) flat is well presented throughout with a 14ft reception room open plan to a modern kitchen, double bedroom with a built in wardrobe and a white suite bathroom. Situated on a popular residential road in South Wallington close to Wallington Town Centre. There is a well kept communal garden and a residents car park to the rear. viewing is recommended on this no chain property.



TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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

STAIRS TO 2ND FLOOR

ENTRANCE HALL

RECEPTION ROOM 14' 2" x 12' 2" (4.32m x 3.71m)

KITCHEN 10' 8" x 7' (3.25m x 2.13m)

BEDROOM 11' 10" x 11' 4" (3.61m x 3.45m)

BATHROOM 6' 9" x 5' (2.06m x 1.52m)

SMALL BALCONY

COMMUNAL GARDEN

RESIDENTS CAR PARK

LONG LEASE



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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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