

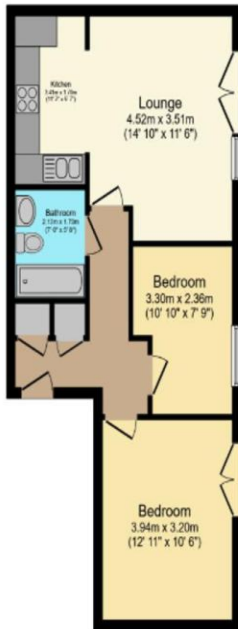


PAUL GRAHAM



65 Heron Way, Wallington, Surrey, SM6 9DX | **Guide Price £275,000 Leasehold**

Paul Graham are pleased to market this well presented 1st floor purpose built flat. Situated in a quiet modern development close to reputable schools. Features include a spacious reception room open plan to a 11ft kitchen, two good size bedrooms and a family bathroom. The property also come with an allocated parking space and has a long lease. Viewing is recommended.



Floor Plan

Total floor area 54.0 sq. m. (581 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION ROOM 14' 10" x 11' 7" (4.52m x 3.53m)

KITCHEN 11' 2" x 5' 8" (3.4m x 1.73m)

BEDROOM 1 12' 10" x 10' 6" (3.91m x 3.2m)

BEDROOM 2 10' 10" x 7' 9" (3.3m x 2.36m)

BATHROOM 7' 4" x 5' 7" (2.24m x 1.7m)

ALLOCATED PARKING

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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