



31 Marlborough Court, Cranley Gardens, Wallington, Surrey, SM6 9PG | **Guide Price £140,000 Leasehold**

Paul Graham are please to market this 1 bedroom 2nd floor purpose built retirement flat. The property is located in popular South Wallington area with access to the local shops, amenities and the Jubilee Heath Centre. On site there are communal areas including gardens, residents lounge, laundry, guest suite and a lift to all floors. There is an onsite manager and an Apello 24 hours emergency care line system. Viewing is recommended on the no chain property.

SECOND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2023

COMMUNAL ENTRANCE

LIFT TO ALL FLOORS

ENTRANCE HALL

RECEPTION ROOM 19' 8" x 11' 8" (5.99m x 3.56m)

KITCHEN 7' 7" x 7' (2.31m x 2.13m)

BEDROOM 1 15' 8" x 9' 2" (4.78m x 2.79m)

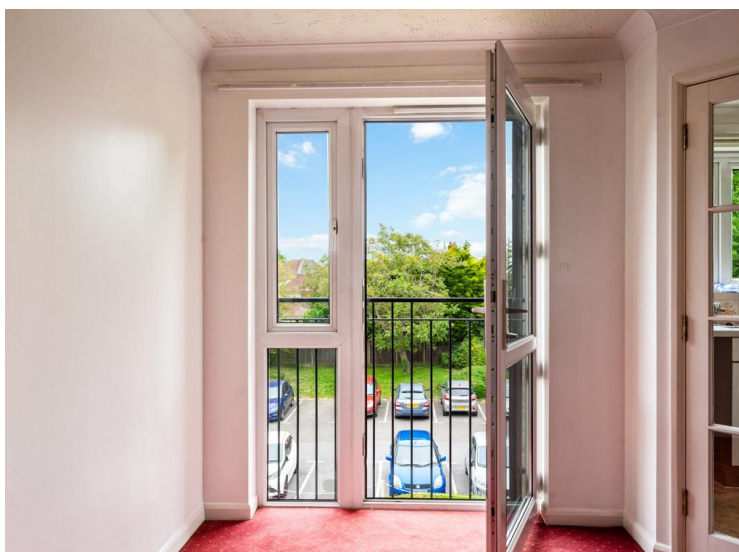
BATHROOM 6' 9" x 5' 6" (2.06m x 1.68m)

RESIDENTS LOUNGE

ONSITE MANAGER

APELLO 24 HOURS EMERGENCY CARE LINE SYSTEM

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

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