



5 Abinger Court, Abinger Close, Wallington, Surrey, SM6 8LP | **Guide Price £250,000 Leasehold**

Offered for sale no onward chain this three bedroom top floor apartment is located close to Mellows Park and a range of reputable schools including Wilson's, Bandon Hill, Highview and St Elpheges. The property which does require updating benefits from a lounge with separate dining area and balcony. There are three good size bedrooms, a bathroom and separate WC. The property also benefits from a good size storage area and loft access.

GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA - 808 sq.ft. (75.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 HALL

STAIRS TO THE TOP FLOOR

ENTRANCE HALL

LOUNGE 15' 4" x 11' 4" (4.67m x 3.45m)

PRIVATE BALCONY

DINING AREA 8' 11" x 7' 5" (2.72m x 2.26m)

KITCHEN 8' 11" x 8' (2.72m x 2.44m)

BEDROOM 1 12' 1" x 9' 10" (3.68m x 3m)

BEDROOM 2 11' 4" x 8' 7" (3.45m x 2.62m)

BEDROOM 3 10' 10" x 6' 11" (3.3m x 2.11m)

BATHROOM

SEPARATE WC

STORAGE AREA 6' 7" x 3' 7" (2.01m x 1.09m)

COMMUNAL GARDENS

GAS CENTRAL HEATING

DOUBLE GLAZING



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	72 C	79 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