



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.

White every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, vindows, crosms and any optime terms are approximate and no responsibility is taken for any expression or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, systems and applications shown here not been tested and no guarantee.

### 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** 

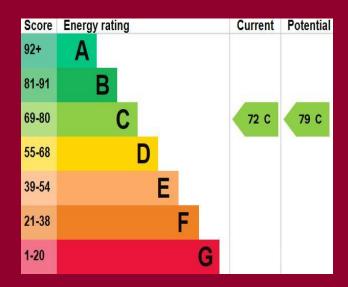
**GAS CENTRAL HEATING** 

## **DOUBLE GLAZING**





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 regul ations 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

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