



21 Moorlands, 17 Beddington Gardens, Wallington, Surrey, SM6 0JF | £215,000 Leasehold

Located in a popular residential Over 60's development which is just a short walk from the town centre with its range of shops and amenities, this 2nd floor apartment boasts an open plan lounge/dining/kitchen area, two bedrooms and spacious wet room. Features include 24 house emergency careline, residents lift, x2 residents lounge/games room, laundry and well maintained communal gardens. No chain.

SECOND FLOOR 611 sq.ft. (56.8 sq.m.) approx.



Whist every attempt has been made to ensure the accuracy of the floorspan contained there, measurement of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error mission or mis-chargement. This plan is in flustrative proposes only and should be used as such by any proposed result of the charge of the cha

## **COMMUNAL ENTRANCE**

## **X2 RESIDENTS LOUNGE**

**ENTRANCE HALL** 

**OPEN PLAN LOUNGE** 13' 1" x 10' 3" (3.99m x 3.12m)

**KITCHEN** 12' 4" x 6' 11" (3.76m x 2.11m)

**BEDROOM** 12' 3" x 10' 10" (3.73m x 3.3m)

**BEDROOM 2** 12' 4" x 6' 11" (3.76m x 2.11m)

**WET ROOM** 

**WELL MAINTAINED GARDENS** 

**RESIDENTS LAUNDRY** 

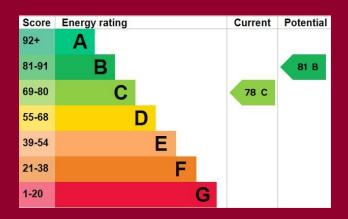
**CLOSE TO TOWN CENTRE** 

**COMMUNAL LIFT** 





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 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.



## 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