



PAUL GRAHAM



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 hour 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.



TOTAL FLOOR AREA · 611 sq.ft. (56.8 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 misstatements. 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

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



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		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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