



Flat 4 Abigail Court, Maldon Road, Wallington, Surrey, SM6 8BQ | £315,000 Leasehold

Located in a modern block close to Wallington station, this beautifully presented ground floor apartment provides an open plan living room with a modern kitchen/dining area. There are two double bedrooms and a modern bathroom. Outside there is access to the communal gardens, an allocated parking space and residents bikes store. Other benefits include a long lease and gas central heating.

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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 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

ENTRANCE HALL

LIVING ROOM 17' x 15' (5.18m x 4.57m)

KITCHEN/DINER 11' 7" x 7' 11" (3.53m x 2.41m)

BEDROOM 1 13' 1" x 10' 1" (3.99m x 3.07m)

BEDROOM 2 13' 2" x 9' 5" (4.01m x 2.87m)

BATHROOM

COMMUNAL GARDENS

ALLOCATED PARKING

BIKE STORE



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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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