



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.

BEDROOM BEDROOM BEDROOM BEDROOM BATHROOM HALL RECEPTION ROOM

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" (4.01 m x 2.87m)

BATHROOM

COMMUNAL GARDENS

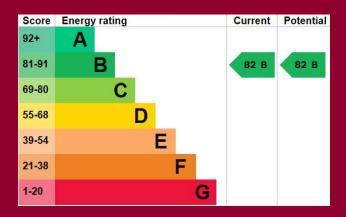
ALLOCATED PARKING

BIKE STORE





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

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