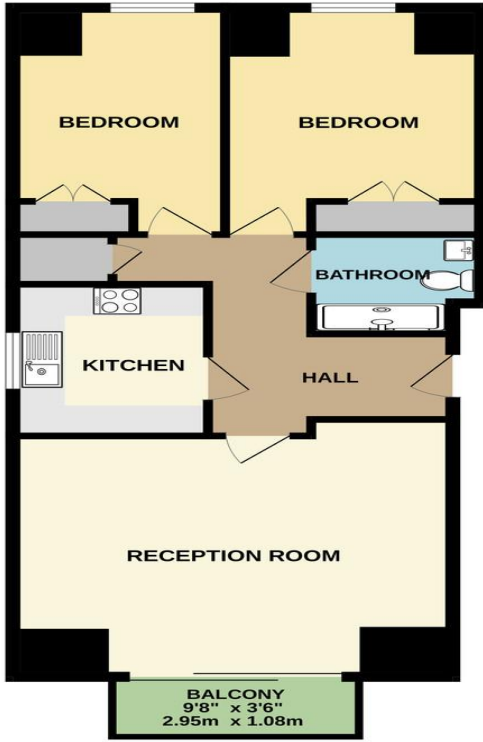




22 Ashby Grange, 11 Stafford Road, Wallington, Surrey, SM6 9BE | **Guide Price £220,000 Share of Freehold**

Paul Graham are pleased to market this well presented, bright and spacious 2 bedroom top floor retirement flat. (State Pensionable Age) The property benefits from a 17ft reception room with its own balcony, 2 double bedrooms, a spacious hallway and a modern shower room. The residents have access to a lounge, conservatory and well maintained communal gardens. The property is situated on Stafford Road a "stones throw" from Wallington Town Centre with an array of shops and transport links. **SHARE OF FREEHOLD.**

TOP FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 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.
Made with Metropix ©2023

COMMUNAL ENTRANCE

STAIRS AND LIFT TO ALL FLOORS

ENTRANCE HALL

LOUNGE/DINER 17' 2" x 15' 2" (5.23m x 4.62m)

BALCONY

KITCHEN 8' 11" x 7' 5" (2.72m x 2.26m)

BEDROOM 1 13' 8" x 10' 1" (4.17m x 3.07m)

BEDROOM 2 13' 7" x 8' 2" (4.14m x 2.49m)

SHOWER ROOM 6' 7" x 5' 2" (2.01m x 1.57m)

NO CHAIN



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		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk