



53 Freshwood Way, South Wallington, Surrey, SM6 0RL | **£295,000 Share of Freehold**

Paul Graham are pleased to offer this 2 double bedroom 3rd floor flat with share of freehold and garage en-bloc. The property boasts a spacious lounge/diner with Juliet balcony, a fitted kitchen, two double bedrooms (both with fitted wardrobes) and modern bathroom. The property is offered for sale with no chain.



TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.4 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2012

COMMUNAL ENTRANCE HALL

STAIRS TO THE TOP FLOOR

ENTRANCE HALL

LOUNGE/DINER 18' 2" x 13' 2" (5.54m x 4.01m)

KITCHEN 8' x 6' 5" (2.44m x 1.96m)

BEDROOM 1 13' 2" x 11' 5" (4.01m x 3.48m)

BEDROOM 2 11' 10" x 9' 10" (3.61m x 3m)

BATHROOM

GARAGE EN BLOC

SHARE OF FREEHOLD



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 | 76 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

WALLINGTON

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