



Flat 12 Manor House, Manor Road, Wallington, Surrey, SM6 0AE | £295,000 Leasehold

Situated on the top floor this well presented apartment is offered for sale benefiting from an extended lease. The property boasts a good size lounge (part of which has been partitioned to create an office/bedroom 3) with a doors to a private balcony, two double bedrooms, a modern kitchen and bathroom. Being positioned close to the town centre and station this property would be great for commuters and first time buyers.

GROUND FLOOR 699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA, 1699 s.q. ft. (54.9 s.q. m.) approx.

Whither every altering has been made to ensure the extracting of the totorpalic contaneed them, resourcement of door, undows, noors and any other terms are approximate and no responsibility is taken for any other terms are supproximate and no responsibility in the continued of the continue

## **COMMUNAL ENTRANCE**

## STAIRS TO TOP FLOOR

**ENTRANCE HALL** 

**LOUNGE** 12' 3" x 11' 9" (3.73m x 3.58m)

**STUDY/BEDROOM 3** 12' 3" x 6' 5 max" (3.73m x 1.96m)

**KITCHEN** 8' 7" x 7' 6" (2.62m x 2.29m)

**BEDROOM 1** 17' 11 max" x 11' 3" (5.46m x 3.43m)

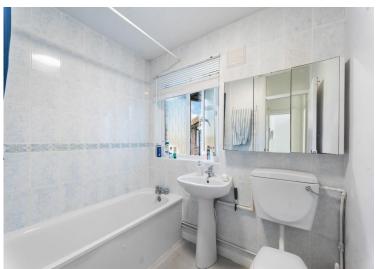
**BEDROOM 2** 15' x 12' 2" (4.57m x 3.71m)

PRIVATE BALCONY

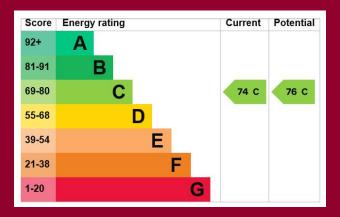
**GAS CENTRAL HEATING** 

**CLOSE TO TOWN CENTRE** 





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