



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: 699 sq ft. (64.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
View with reference: 10222

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



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

WALLINGTON

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