





Ground Floor Flat, 55 Marchmont Road, South Wallington, Surrey, SM6 9NT | £315,000 Share of Freehold

Situated within a sought after road in South Wallington, this characterful garden flat boasts a modern interior and benefits from a share of freehold and a private rear garden. The accommodation comprises an entrance hall, a spacious lounge and an open plan kitchen/diner which has door out to the garden. There is also a double bedroom and modern bathroom. An internal viewing is highly recommended.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.
Whist every strengt has been made to ensure the accuracy of the footplan contained here, measurement of doors, individuos, footins and any other terms are approximate and no responsibility to states for any error prospective purchaser. The services, systems and appliances shown have not been tested and no guarante, as to their operablely or efficiency can be given.

## **COMMUNAL ENTRANCE**

### **ENTRANCE HALL**

**LOUNGE** 15' 7 max" x 14' 5" (4.75m x 4.39m)

**BEDROOM** 12' 6" x 10' 7" (3.81m x 3.23m)

**KITCHEN/DINER** 16' 5" x 9' 6" (5m x 2.9m)

**BATHROOM** 13' 5" x 5' 6" (4.09m x 1.68m)

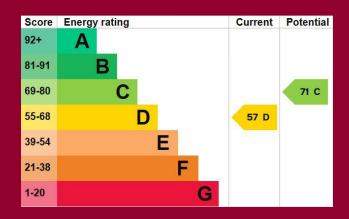
PRIVATE GARDEN

# SHARE OF FREEHOLD





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**

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