



49B Ross Road, Wallington, Surrey, SM6 8QP | **£315,000 Leasehold**

Paul Graham are pleased to present this first floor apartment which is situated within a short walk of Wallington town centre and station which offers links to London. The property which occupies the whole of the first floor boasts two double bedrooms, an open plan kitchen/living/dining area which is ideal for entertaining and a modern bathroom. Outside the property benefits from parking and a private rear garden. Long lease.



**COMMUNAL ENTRANCE**

**STAIRS TO THE FIRST FLOOR**

**HALLWAY**

**OPEN PLAN LOUNGE/DINING/KITCHEN** 21' 4" x 12' (6.5m x 3.66m)

**BEDROOM 1** 12' 4" x 12' 2" (3.76m x 3.71m)

**BEDROOM 2** 12' 3" x 8' 10" (3.73m x 2.69m)

**BATHROOM**

**PRIVATE REAR GARDEN**

**OFF ROAD PARKING**

**CLOSE TO TOWN CENTRE AND STATION**

**LONG LEASE**

**ROSS ROAD**

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 635 SQ FT - 59.0 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAL MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**WALLINGTON**

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