



5 Manor House, Manor Road, Wallington, Surrey, SM6 0AE | **£275,000 Leasehold**

Paul Graham are pleased to market well presented and spacious 2 bedroom purpose built top floor flat (2nd floor) Features include a 14ft reception room with balcony, 2 double bedrooms, a separate modern kitchen and white suite bathroom with plenty of storage including access to loft. The property is double glazed and gas central heated and is close to Wallington Town centre and train station. Viewing is recommended.

SECOND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrage 10/2021

COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION ROOM 14' 7" x 12' 2" (4.44m x 3.71m)

BALCONY

KITCHEN 13' (max) x 8' 3" (3.96m x 2.51m)

BEDROOM 1 14' 11" x 12' 2" (4.55m x 3.71m)

BEDROOM 2 12' 8" (average) x 10' 1" (average) (3.86m x 3.07m)

BATHROOM 6' 9" x 5' 4" (2.06m x 1.63m)

BUILT IN STORAGE

ACCESS TO LOFT

COMMUNAL GARDEN

CLOSE TO TOWN CENTRE

CLOSE TO TRAINS



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

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

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk