





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.



TOTAL FLOOR AREA: 770 sq.ft. (7.1.5 sq.m.) approx.
Whilst evey attempt has been made to ensure the accuracy of the floorgain contained here, measurement of doors, vindows, recent and ray other florats are approximate and no responsibility is taken the arry enerous most control and accuracy of the results of the processor or and should be used as such by an otopic/orde purchaser. The services, systems and applicances shown how not been tested and no quasaria as to the many control or the services. The services, systems and applicances shown how not been tested and no quasaria.

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

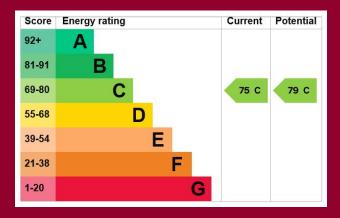
CLOSE TO TOWN CENTRE

CLOSE TO TRAINS





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 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.



WALLINGTON

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