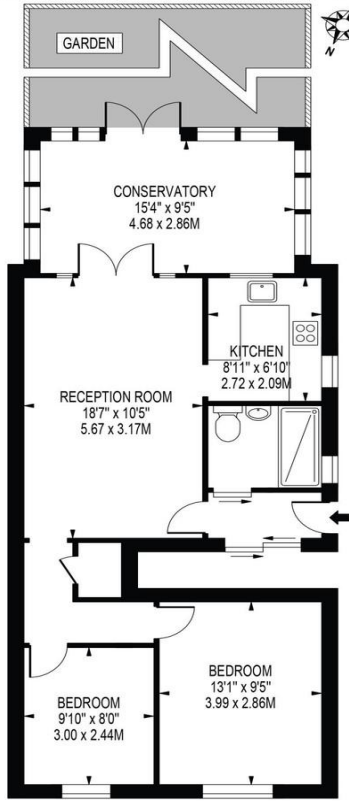




Flat 2, 30 Maldon Road, Wallington, Surrey, SM6 8BX | **£350,000 Leasehold**

Offered for sale with no chain, this spacious ground floor apartment benefits from two double bedrooms, a good size reception room with doors leading into the conservatory. There is also a modern fitted kitchen and shower room. The property benefits from a private southerly aspect garden, x2 parking spaces and a garage. NB ** the lease will be extended upon completion **

MALDEN ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 753 SQ.FT - 69.97 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 AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

ENTRANCE HALL

RECEPTION ROOM 18' 7" x 10' 5" (5.66m x 3.18m)

CONSERVATORY 15' 4" x 9' 5" (4.67m x 2.87m)

KITCHEN 8' 11" x 6' 10" (2.72m x 2.08m)

BEDROOM 1 13' 1" x 9' 5" (3.99m x 2.87m)

BEDROOM 2 9' 10" x 8' (3m x 2.44m)

SHOWER ROOM

PRIVATE REAR GARDEN

GARAGE

OFF STREET PARKING X 2

NO CHAIN

CLOSE TO THE STATION



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

WALLINGTON

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