



PAUL GRAHAM



28 Parkgate Road, Wallington, Surrey, SM6 0AH | **£335,000 Leasehold**

Paul Graham are pleased to market this spacious and well presented 2 bed ground floor maisonette. Features include own front door, front and rear garden. Close to Wallington Town Centre and all the local amenities. The property also comes with a long lease and viewing is highly recommended.

GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA - 625 sq.ft. (58.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, screens 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 dated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OWN FRONT DOOR

ENTRANCE HALL

RECEPTION ROOM 15' x 11' 5" (4.57m x 3.48m)

KITCHEN 12' 5" x 6' 10" (3.78m x 2.08m)

BEDROOM 1 11' 5" x 10' 7" (3.48m x 3.23m)

BEDROOM 2 9' 5" x 9' 2" (2.87m x 2.79m)

BATHROOM 7' 5" x 5' 4" (2.26m x 1.63m)

OWN FRONT & REAR GARDENS

LONG LEASE



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

WALLINGTON

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