



52 Caraway Place, Wallington, Surrey, SM6 7AG | **Guide Price £284,000 Leasehold**

Situated in a popular residential development close to Beddington Park and Hackbridge station, this well presented first floor apartment boasts a 19'11 lounge/diner, modern fitted kitchen, two bedrooms and a refitted bathroom. The property also has an allocated parking space and secure residents bike storage.

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COMMUNAL ENTRANCE

STAIRS TO THE FIRST FLOOR

ENTRANCE HALL

LOUNGE/DINER 19' 11" x 8' 5" (6.07m x 2.57m)

KITCHEN 7' 2" x 7' (2.18m x 2.13m)

BEDROOM 1 11' 11" x 8' 4" (3.63m x 2.54m)

BEDROOM 2 9' 9" x 5' 8" (2.97m x 1.73m)

MODERN BATHROOM

ALLOCATED PARKING

QUIET RESIDENTIAL DEVELOPMENT



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		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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