



Flat 61 Marlborough Court, Cranley Gardens, Wallington, Surrey, SM6 9PG | **£300,000 Leasehold**

Paul Graham are pleased to market this modern 2 double bedroom ground floor purpose built flat. Features include a 14'8 reception room with dining/study area, 14'9 master bedroom with an en-suite shower room, 14'8 2nd bedroom, modern family bathroom and allocated parking. Situated on South Wallington close to Wallington Town Centre. Viewing recommended.

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropax 62124

COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION ROOM 14' 8" x 10' 7" (4.47m x 3.23m)

DINING/STUDY AREA 7' 6" x 6' (2.29m x 1.83m)

KITCHEN 8' 3" x 7' 6" (2.51m x 2.29m)

BEDROOM 1 14' 9" x 9' 8" (4.5m x 2.95m)

ENSUITE 6' 11" x 2' 6" (2.11m x 0.76m)

BEDROOM 2 14' 8" x 8' 6" (4.47m x 2.59m)

BATHROOM 8' 3" x 5' 2" (2.51m x 1.57m)

MODERN FLAT

GROUND FLOOR

WELL PRESENTED THROUGHOUT



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

WALLINGTON

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