



PAUL GRAHAM



Flat 5, 7 Brambledown Road, Wallington, Surrey, SM6 0TG | **£230,000 Leasehold**

Paul Graham are pleased to market this well presented and spacious first floor purpose built flat, situated on a popular road in South Wallington. Benefitting from a modern kitchen and bathroom, 15ft reception room and a 14ft bedroom. The property comes with a garage and a long lease over 900 years. Viewing is highly recommended on this no chain property.

COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION ROOM 15' x 9' 11" (4.57m x 3.02m)

KITCHEN 9' x 8' 10" (2.74m x 2.69m)

BEDROOM 13' 8" x 9' (4.17m x 2.74m)

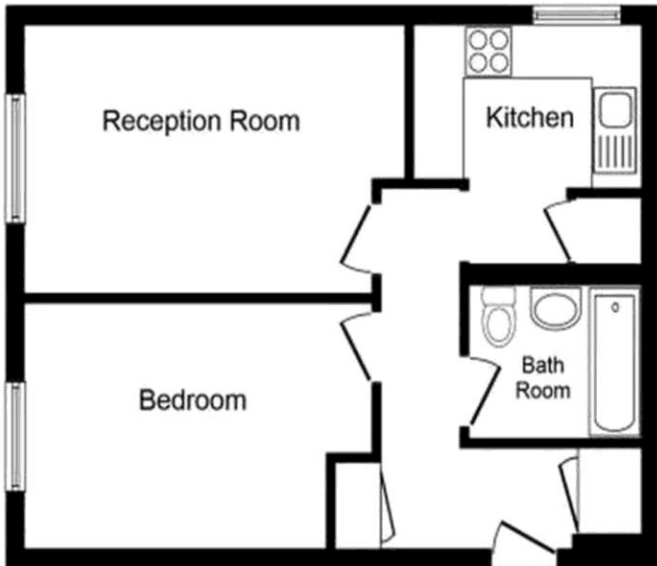
BATHROOM 7' 2" x 6' 1" (2.18m x 1.85m)

BUILT IN STORAGE

ACCESS TO LOFT

GARAGE

LONG LEASE



Floor Plan



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		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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