



 PAUL GRAHAM



**Flat 3 Chailey Court, Mortlake Close, Beddington, Surrey, CR0 4SW | £290,000**

This well presented two bedroom ground floor apartment is offered for sale with no chain. The property which boasts a large I shape lounge/diner and a separate modern fitted kitchen. There are two good size bedrooms and a refitted bathroom. Other benefits include allocated parking, 900+ year lease and gas central heating. Viewing recommended.



GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 601 sq.ft. (55.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the Register contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any general information. Specific and applicable details have not been noted and no guarantee is given as to their availability or efficiency. Use as a guide.  
Made with Metagon 12/2012

## COMMUNAL ENTRANCE

## ENTRANCE HALL

**LOUNGE/DINER 21' 11" x 12' (6.68m x 3.66m)**

**KITCHEN 9' 8" x 7' (2.95m x 2.13m)**

**BEDROOM 1 11' 8" x 9' 11" (3.56m x 3.02m)**

**BEDROOM 2 11' x 6' 9" (3.35m x 2.06m)**

## BATHROOM

## ALLOCATED PARKING

## LONG LEASE

## GAS CENTRAL HEATING



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		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk