



Flat 27 Marlborough Court, Cranley Gardens, Wallington, Surrey, SM6 9PG | **£179,950**

This larger than average 1st floor one bedroom apartment is located in Marlborough Court, a popular Over 60's development in Wallington close to local bus routes, a range of shops and amenities including the Jubilee medical centre. Facilities include a residents lounge, guest suite, communal laundry and communal gardens. No chain.

FIRST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.4 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 misstatement. 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.
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COMMUNAL ENTRANCE HALL

LIFT TO THE FIRST FLOOR

ENTRANCE HALL

L SHAPE LOUNGE (LOUNGE AREA) 14' 2" x 8' 7" (4.32m x 2.62m)

DINING AREA 10' 10" x 9' 1" (3.3m x 2.77m)

KITCHEN 8' 8" x 7' 8" (2.64m x 2.34m)

BEDROOM 16' 2" x 10' 7" (4.93m x 3.23m)

SHOWER ROOM

RESIDENTS LOUNGE

COMMUNAL LAUNDRY

GUEST SUITE AND RESIDENTS LIFT

CARELINE SYSTEM

COMMUNAL GARDENS



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		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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