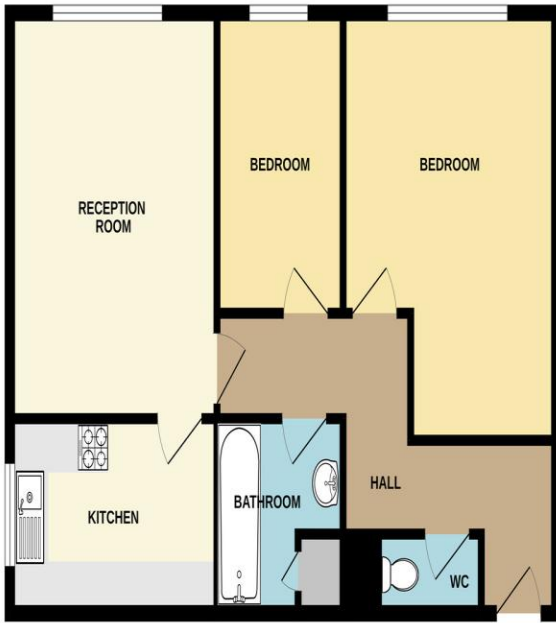




**5 York Court, Ross Road, Wallington, Surrey, SM6 8QN | £259,950 Leasehold**

Offered for sale with no chain, this two bedroom ground floor apartment is located within a short walk of Wallington town centre which offers a range of shops, amenities and station which provides links to London. The accommodation comprises two bedrooms, a good size lounge, 12' kitchen and bathroom. Lease over 100 years. Viewing advised.

GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with AutoCAD 2008

## COMMUNAL ENTRANCE

### ENTRANCE HALL

**LOUNGE** 14' 3" x 11' 7" (4.34m x 3.53m)

**KITCHEN** 12' x 6' 11" (3.66m x 2.11m)

**BEDROOM 1** 15' 1" x 12' (4.6m x 3.66m)

**BEDROOM 2** 10' 6" x 6' 11" (3.2m x 2.11m)

### BATHROOM

**WELL MAINTAINED COMMUNAL GARDENS**

**LONG LEASE**

**NO CHAIN**



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		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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