



Flat 5, 27 Brambledown Road, South Wallington, Surrey, SM6 0TH | **£240,000 Leasehold**

This well presented first floor apartment is situated in a popular road on the south side of Wallington benefits from a long lease and no chain. The property boasts a good size double aspect lounge and a fitted kitchen. The 13'8 bedroom has built in wardrobes and there is a modern bathroom. Outside there are well maintained communal gardens.

COMMUNAL ENTRANCE HALL

STAIRS TO THE FIRST FLOOR

ENTRANCE HALL

LOUNGE 15' 4" x 9' 7" (4.67m x 2.92m)

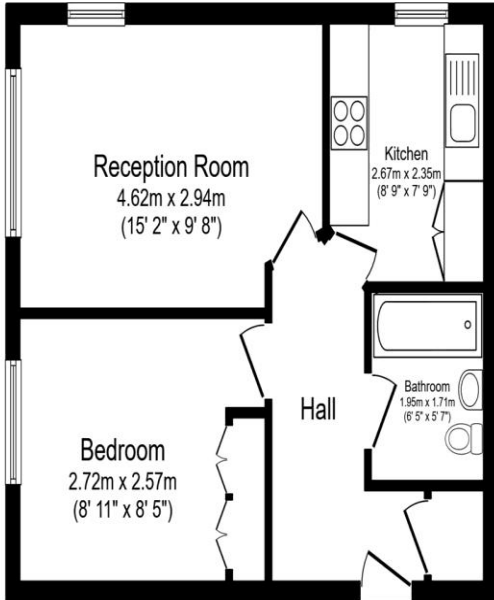
KITCHEN 8' 8" x 7' 8" (2.64m x 2.34m)

BEDROOM 13' 8" x 8' 11" (4.17m x 2.72m)

BATHROOM

COMMUNAL GARDENS

LONG LEASE



Total floor area 40.7 sq.m. (438 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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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