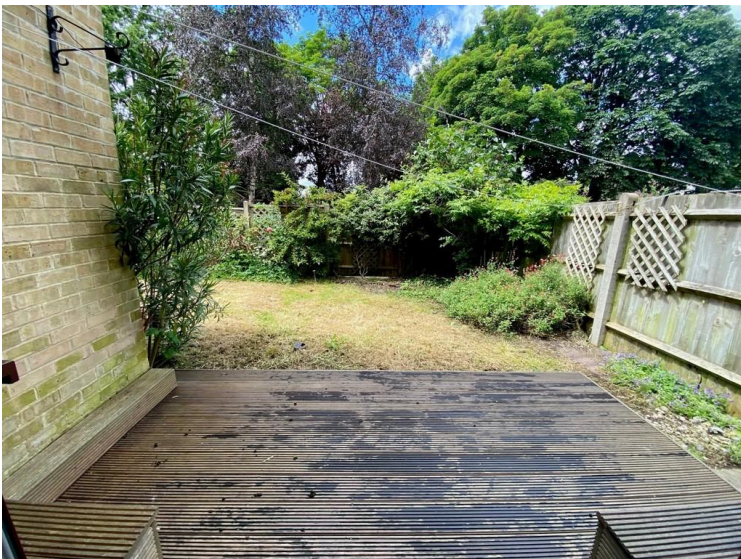




PAUL GRAHAM



Flat 3 Ashburton House , Sandy Lane North, Wallington, Surrey, SM6 8LA | **£240,000**

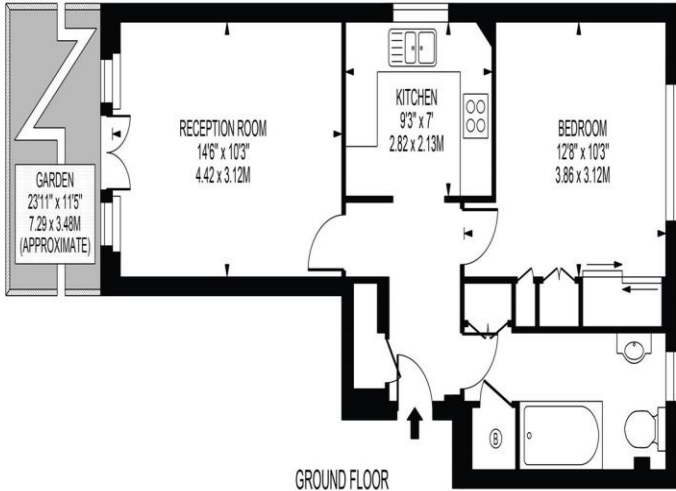
No Chain. This one bedroom ground floor apartment is positioned opposite Mellows Park and is within easy reach of Wallington town centre, amenities and station. The property has a modern interior comprises a 13'11 lounge with doors out to a decked patio leading out to the communal gardens, a modern fitted kitchen and bathroom. The 12'8 bedroom has a range of floor to ceiling wardrobes. Outside there are communal gardens and allocated parking space.

Viewing advised.



# ASHBURTON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 487 SQ FT - 45.24 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## COMMUNAL ENTRANCE

## ENTRANCE HALL

**LOUNGE** 13' 11" x 10' 3" (4.24m x 3.12m)

**KITCHEN** 9' 2" x 6' 11" (2.79m x 2.11m)

**BEDROOM** 12' 8" x 11' 10" (3.86m x 3.61m)

## BATHROOM

## COMMUNAL GARDEN

## 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		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### WALLINGTON

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Email. wallington@paulgraham.co.uk

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