



PAUL GRAHAM



Flat 6, 19 Brambledown Road, South Wallington, Surrey, SM6 0TH | **£285,000 Leasehold**

Offered for sale with no chain, this spacious two bedroom apartment is located in a popular road close to local bus routes, Wallington town centre and station. Located on the first floor, the accommodation includes a 17'5 lounge/diner, a fitted kitchen, two double bedrooms and a shower room. Outside there are well maintained communal grounds and a garage.



TOP FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 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 mis-statement. 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**

**STAIRS TO THE FIRST FLOOR**

**ENTRANCE HALL**

**LOUNGE/DINER 17' 5" x 10' 9" (5.31m x 3.28m)**

**KITCHEN 9' 7" x 7' 4" (2.92m x 2.24m)**

**BEDROOM 1 13' 10" x 8' 11" (4.22m x 2.72m)**

**BEDROOM 2 12' 10" x 12' 6" (3.91m x 3.81m)**

**SHOWER ROOM**

**COMMUNAL GARDEN**

**GARAGE EN BLOC**

**NO CHAIN**

**SHARE OF FREEHOLD**



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

**WALLINGTON**

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