



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.



TOTAL FLOOR AREA: 702 sql.t. (65.2 sql.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, vindows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mas-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The sess 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

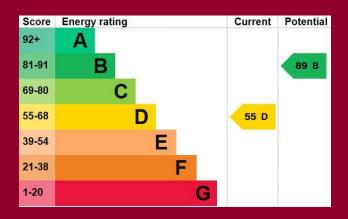
NO CHAIN

SHARE OF FREEHOLD





IMP ORTANT 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.



WALLINGTON

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