



13 Bramble Lodge, Brambledown Road, South Wallington, Surrey, SM6 0TQ | **£270,000 Leasehold**

This unusually available two bedroom over 60's apartment is located in the popular Bramble Lodge. The well presented upper ground floor apartment boasts a good size double aspect lounge/diner, a fitted kitchen, two double bedrooms and bathroom. Benefits to the residents include a lounge and kitchen, guest suite, fully equipped laundry and 24 hours Careline system. Contact us for further information.

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 sq.m.) approx.
While 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

LIFT OR STAIRS TO UPPER GROUND

ENTRANCE HALL

LOUNGE/DINER 18' 5" x 10' 5" (5.61m x 3.18m)

KITCHEN 7' 9" x 7' 1" (2.36m x 2.16m)

BEDROOM 1 14' 1" x 9' 1" (4.29m x 2.77m)

BEDROOM 2 12' x 8' 5" (3.66m x 2.57m)

BATHROOM

RESIDENTS LOUNGE AND KITCHEN

RESIDENTS LAUNDRY

GUEST SUITE

COMMUNAL GARDENS

RESIDENTS PARKING

LODGE MANAGER

24 HOURS CARELINE SYSTEM



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		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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