



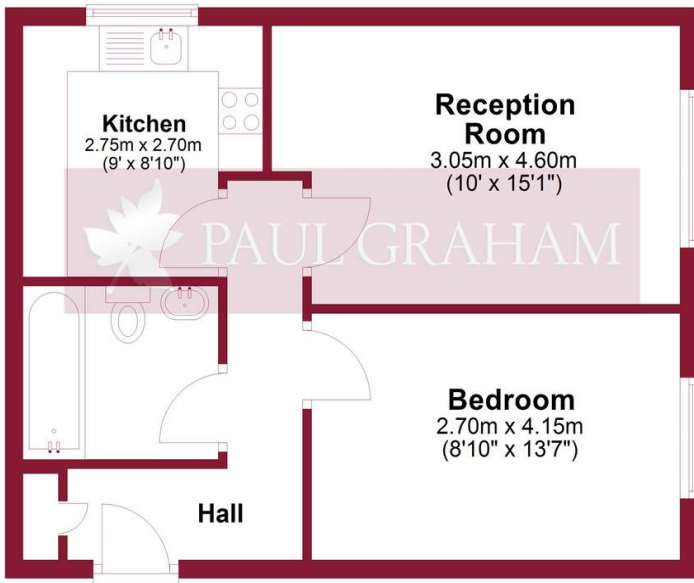
Flat 3, 25 Brambledown Road, South Wallington, Surrey, SM6 0TH | **Guide Price £245,000 Share of Freehold**

Paul Graham are pleased to market this spacious ground floor purpose built flat. The property is in good order throughout with a stunning modern Kitchen. The property comes with a share of freehold, garage and well kept communal grounds. Situated on a popular residential road in South Wallington close to Town Centre with all the local amenities Wallington has to offer. Viewing is recommended on this no chain property.



## Ground Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



Total area: approx. 46.9 sq. metres (504.7 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.



## COMMUNAL ENTRANCE

### ENTRANCE HALL

**RECEPTION ROOM** 14' 11" x 9' 11" (4.55m x 3.02m)

**KITCHEN** 8' 11" x 8' 9" (2.72m x 2.67m)

**BEDROOM 1** 13' 7" x 8' 10" (4.14m x 2.69m)

**BATHROOM** 7' 2" x 6' 2" (2.18m x 1.88m)

### SHARE OF FREEHOLD

**GARAGE** 16' 2" x 8' 2" (4.93m x 2.49m)

### 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		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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