



PAUL GRAHAM

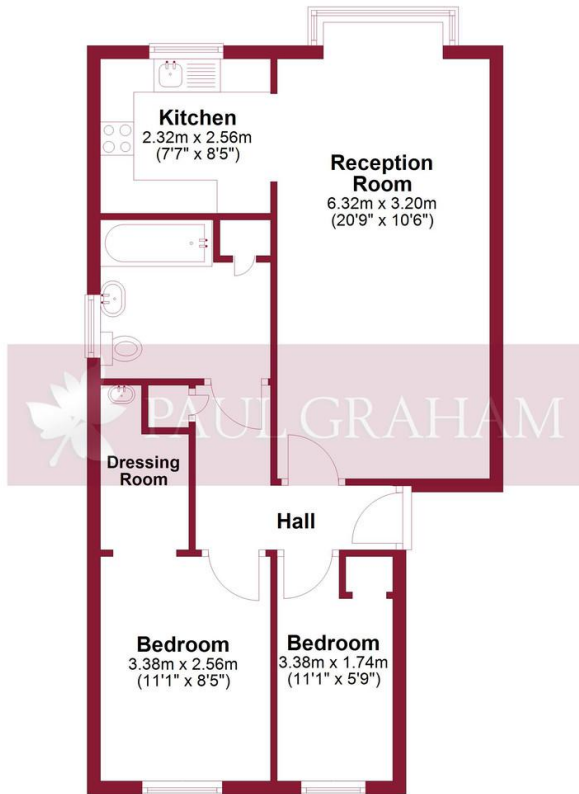


## Flat 5, 4 Foxglove Way, Hackbridge, Surrey, SM6 7JJ | **£275,000 Leasehold**

Situated within easy reach of Hackbridge station which provides links to London (Thames Link) this top floor apartment would make an ideal first time buy. The property which has a long lease boasts a good size lounge/diner, fitted kitchen and two double bedrooms (the master bedroom having a dressing room). Outside there is an allocated parking space and communal gardens.

## Top Floor

Approx. 57.6 sq. metres (619.5 sq. feet)



## COMMUNAL ENTRANCE HALL

## STAIRS TO THE TOP FLOOR

## ENTRANCE HALL

## LOUNGE/DINER 20' 9" x 10' 6" (6.32m x 3.2m)

## KITCHEN 8' 5" x 7' 7" (2.57m x 2.31m)

## BEDROOM 1 11' 1" x 8' 5" (3.38m x 2.57m)

## DRESSING ROOM

## BEDROOM 2 11' 1" x 5' 9" (3.38m x 1.75m)

## BATHROOM

## ACCESS INTO LOFT

## ALLOCATED PARKING

## LONG LEASE



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	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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