

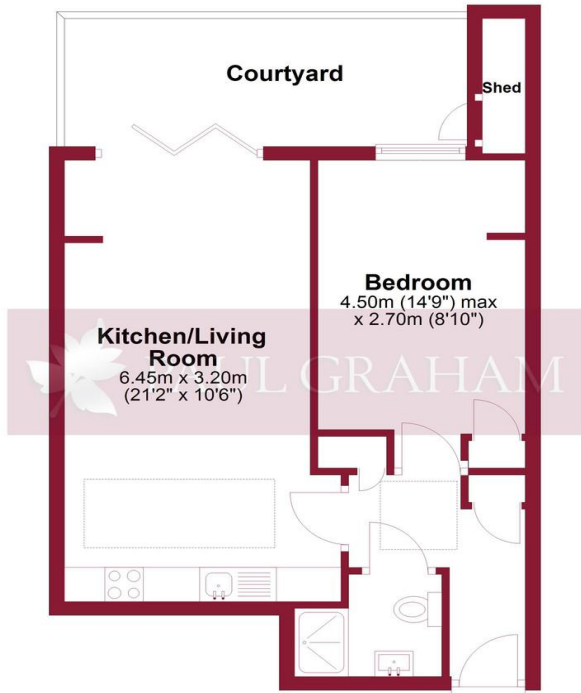


Flat 2, 20a Woodcote Road, Wallington, Surrey, SM6 0NN | **£250,000 Leasehold**

Situated in the heart of the town centre, this beautifully presented one bedroom ground floor flat offers stylish living in stunning condition throughout. Ideal for first-time buyers, professionals or investors, the property combines modern interiors with the rare benefit of a private courtyard garden.

Ground Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 42.0 sq. metres (452.0 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

OPEN PLAN LIVING AREA 20' 3" x 11' 10" (6.17m x 3.61m)

BEDROOM 14' 7" x 8' 10" (4.44m x 2.69m)

SHOWER ROOM

PRIVATE COURTYARD

UNDER FLOOR HEATING

LONG LEASE

GATED ENTRANCE

CLOSE TO LOCAL AMENITIES



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		
55-68	D	56 D	56 D
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk