



Flat 9 Moorlands, 15 Beddington Gardens, Wallington, Surrey, SM6 0JF | **£200,000 Leasehold**

Situated in a popular development this well located ground floor, over 60s apartment offers convenient access to the town centre, which is just a short walk away. This two bedroom apartment benefits from no property either side, providing extra peace and privacy. Residents can enjoy attractive communal gardens, ideal for relaxing outdoors and socialising with neighbours.

Ground Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 55.0 sq. metres (591.9 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/KITCHEN AREA 20' 7" x 11' 2" (6.27m x 3.4m)

BEDROOM 1 12' 3" x 10' 10" (3.73m x 3.3m)

BEDROOM 2 12' 3" x 7' (3.73m x 2.13m)

SHOWER ROOM

RESIDENTS LOUNGES

LIFT

DEVELOPMENT MANAGER

COMMUNAL GARDENS

GUEST SUITE

RESIDENTS LAUNDRY

24 HOUR EMERGENCY CALL SYSTEM

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		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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