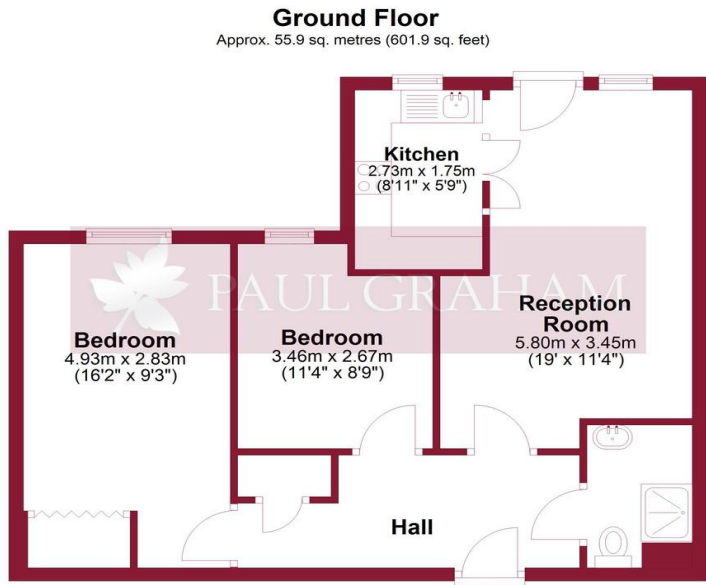




Flat 5 Marlborough Court, Cranley Gardens, Wallington, Surrey, SM6 9PG | **£175,000 Leasehold**

Located within easy reach of Wallington town centre which provides a range of shops, amenities and mainline station this end of chain two bedroom ground floor apartment is located in a popular tree lined road. Marlborough Court is a modern Over 60's development which benefits from an on-site development manager, resident's lounge, laundry room, 24 hour Appello call line and beautifully maintained communal gardens.



Total area: approx. 55.9 sq. metres (601.9 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.



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

C COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE/DINER 19' 0" x 11' 4" (5.79m x 3.45m)

KITCHEN 8' 11" x 5' 9" (2.72m x 1.75m)

BEDROOM 1 16' 2" x 9' 3" (4.93m x 2.82m)

BEDROOM 2 11' 4" x 8' 9" (3.45m x 2.67m)

SHOWER ROOM

RESIDENTS LOUNGE

DEVELOPMENT MANAGER

GUEST SUITE

RESIDENTS LAUNDRY

BEAUTIFULLY MAINTAINED GARDENS

CLOSE TO TOWN CENTRE

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