

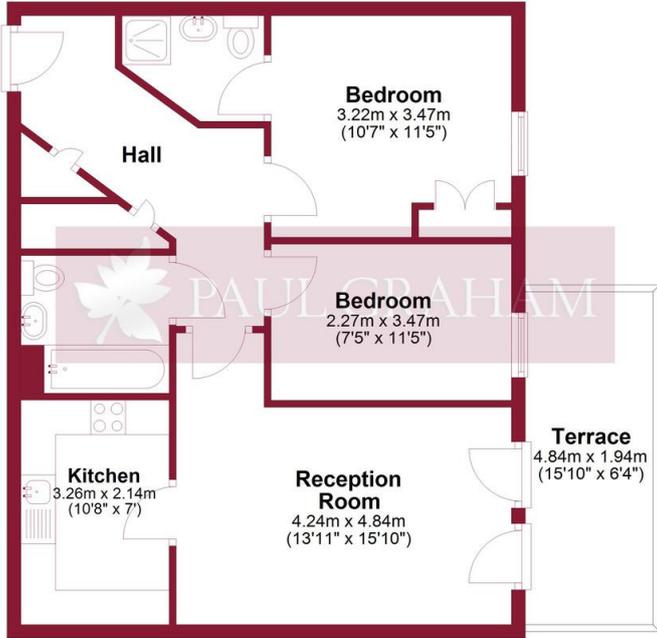


3 Chatham House, 10 Melbourne Road, Wallington, Surrey, SM6 8SB | **Guide Price £300,000 Leasehold**

Paul Graham are pleased to market this spacious 1st floor 2 bedroom apartment in a modern gated development. Features include a balcony, 2 good size bedrooms, with an ensuite shower room to the master bedroom, allocated parking space in secure car park and 2 good size storage cupboards in the hallway. Situated in Wallington Town Centre and with easy access to the station and all the local amenities Wallington has to offer. Viewing is recommended on this no chain property.

First Floor

Main area: approx. 62.7 sq. metres (674.4 sq. feet)
Plus terrace, approx. 9.4 sq. metres (101.1 sq. feet)



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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 15' 10" x 10' 7" (4.83m x 3.23m)

KITCHEN 10' 6" x 6' 11" (3.2m x 2.11m)

BEDROOM 1 11' 5" x 10' (3.48m x 3.05m)

EN SUITE SHOWER ROOM 7' 3" x 6' 6" (2.21m x 1.98m)

BEDROOM 2 11' 4" x 7' 5" (3.45m x 2.26m)

BATHROOM 7' 5" x 6' 2" (2.26m x 1.88m)

BALCONY 16' 1" x 6' 4" (4.9m x 1.93m)

ALLOCATED PARKING

GATED DEVELOPMENT

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	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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