

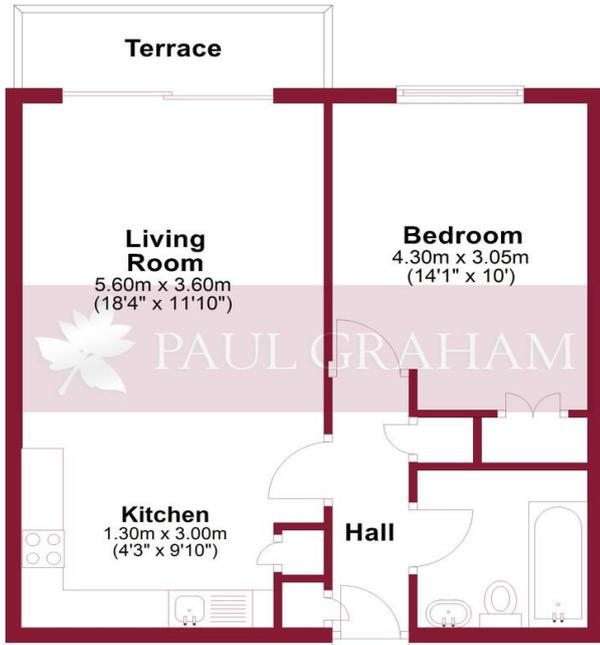


2 Coriander Court, 32 Stafford Road, Wallington, Surrey, SM6 9AA | **£257,500 Share of Freehold**

A well-presented ground floor apartment forming part of a small, modern development of just nine apartments. This well presented property benefits from a modern interior, a share of the freehold and offers direct access to a private patio area leading onto well maintained communal gardens. Viewing advised.

## Ground Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



Total area: approx. 47.2 sq. metres (508.3 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 HALL

### ENTRANCE HALL

**LIVING ROOM** 18' 4" x 11' 10" (5.59m x 3.61m)

**KITCHEN (OPEN PLAN)** 9' 10" x 4' 3" (3m x 1.3m)

**DOUBLE BEDROOM** 14' 1" x 10' (4.29m x 3.05m)

### BATHROOM

**PATIO OPENING ON TO THE COMMUNAL GARDENS**

**CLOSE TO THE TOWN CENTRE AND STATION**

**SHARE OF FREEHOLD**



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		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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## CARSHALTON

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