



Flat 6, Abigail Court, 12 Maldon Road, Wallington, Surrey, SM6 8BQ | **£350,000**

Paul Graham are delighted to offer this modern spacious two bedroom first floor apartment which is located within easy reach of Wallington High Street and station offering links to London Bridge and London Victoria. The accommodation comprises a spacious entrance hall leading to an open plan living space with double aspect windows to the east and south. The lounge area opens to the kitchen/dining area which boasts Kardean flooring. Both bedrooms are double rooms with the master bedroom benefiting from an en-suite shower room. There is also a family bathroom. Other features include well maintained communal gardens and an allocated parking space.



GROUND FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2020

## COMMUNAL ENTRANCE HALL

## STAIRS TO FIRST FLOOR

## ENTRANCE HALL

**OPEN PLAN LOUNGE 22' 11" x 14' 11" (7m x 4.55m)**

## KITCHEN/DINING AREA

**BEDROOM 1 17' 8" x 11' 1" (5.4m x 3.4m)**

## EN SUITE SHOWER ROOM

**BEDROOM 2 12' 9" x 10' 9" (3.9m x 3.3m)**

## BATHROOM

## COMMUNAL GARDENS

## ALLOCATED PARKING

## LONG LEASE



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.

%epcGraph\_c\_1\_203%

## WALLINGTON

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

Tel. 020 8669 5201

Email. [wallington@paulgraham.co.uk](mailto:wallington@paulgraham.co.uk)

## CARSHALTON

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

Tel. 020 8773 7200

Email. [carshalton@paulgraham.co.uk](mailto:carshalton@paulgraham.co.uk)