



PAUL GRAHAM



48 Cavendish Court, Holmwood Gardens, Wallington, Surrey, SM6 0HD | **£125,000**

Paul Graham are pleased to market this 1 bedroom retirement flat. Located within a 'stone's throw' of Wallington high street with its shops and amenities including Shottfield medical centre. The property is well presented throughout including a modern fitted kitchen and a refitted shower room. Features of Cavendish Court include stunning communal gardens, residents lounge with kitchenette, laundry, guest suite, an on-site Development Manager and Appello out of hours call system.

COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION ROOM 17' 1" x 10' 6" (5.21m x 3.2m)

KITCHEN 7' 7" x 5' 10" (2.31m x 1.78m)

BEDROOM 11' 7" x 9' 5" (3.53m x 2.87m)

SHOWER ROOM 7' x 5' 6" (2.13m x 1.68m)

COMMUNAL GARDEN

RESIDENTS LOUNGE

LAUNDRY ROOM

GUEST SUITE

ON SITE DEVELOPMENT MANAGER

APPELLO OUT OF HOURS CALL SYSTEM



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

WALLINGTON

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