



**24 ARBROOK COURT
87 CLAYTON ROAD
CHESSINGTON
SURREY
KT9 1NS
£260,000**

RETIREMENT FLAT FOR OVER 55'S

FIRST FLOOR

TWO BEDROOMS

17'1 X 10'2 LIVING ROOM

MODERN KITCHEN AND SHOWER ROOM

DOUBLE GLAZED WINDOWS

ELECTRIC HEATING

COMMUNAL LOUNGE AND LAUNDRY ROOM


COMMUNAL GARDENS

NO CHAIN



Total area: approx. 58.9 sq. metres (634.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.