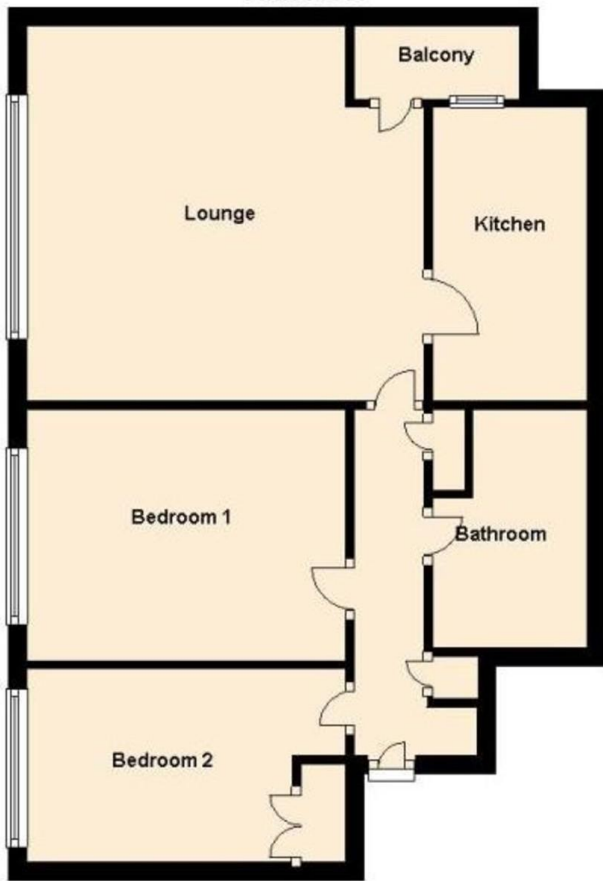




14 Caverhill House, 180 Woodcote Road, South Wallington, Surrey, SM6 0PE | **£265,000 Leasehold**

Paul Graham are pleased to market this spacious two bedroom 3rd floor flat located close to Wallington town centre. The property benefits from two double bedrooms, 15ft reception room leading to balcony, separate kitchen and bathroom. Outside there are communal gardens. Additionally the property comes with a long lease and no onward chain.





**COMMUNAL ENTRANCE**

**LIFT TO ALL FLOORS**

**ENTRANCE HALL**

**RECEPTION ROOM 15' 9" x 13' 11" (4.8m x 4.24m)**

**BALCONY**

**KITCHEN 9' 3" x 6' 4" (2.82m x 1.93m)**

**BEDROOM 1 11' 11" x 11' 1" (3.63m x 3.38m)**

**BEDROOM 2 11' 7" x 9' 4" (3.53m x 2.84m)**

**BATHROOM 7' 5" x 6' (2.26m x 1.83m)**

**COMMUNAL GARDEN**

**NO ONWARD CHAIN**

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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