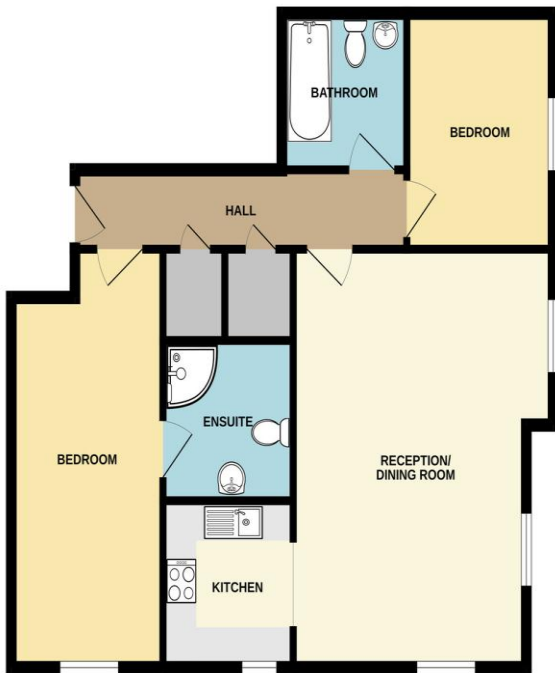




Flat 1 Haydock Lodge, Church Paddock Court, Wallington, Surrey, SM6 7AE | **Guide Price £300,000 Leasehold**

Situated a 'stones throw' from Beddington Park this spacious two bedroom ground floor apartment is offered for sale with no chain. The property which boasts a 18'6 lounge/diner and fitted kitchen boasts a long lease and an allocated undercover parking space. The master bedroom has floor to ceiling wardrobes and an en-suite shower room. There is a further double bedroom and bathroom.

GROUND FLOOR



TOTAL FLOOR AREA: 721sq. ft. (67.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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.
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COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE/DINER 18' 6" x 14' 5" (5.64m x 4.39m)

KITCHEN 8' 9" x 6' 9" (2.67m x 2.06m)

BEDROOM 1 18' 1" x 7' 6" (5.51m x 2.29m)

EN SUITE SHOWER ROOM

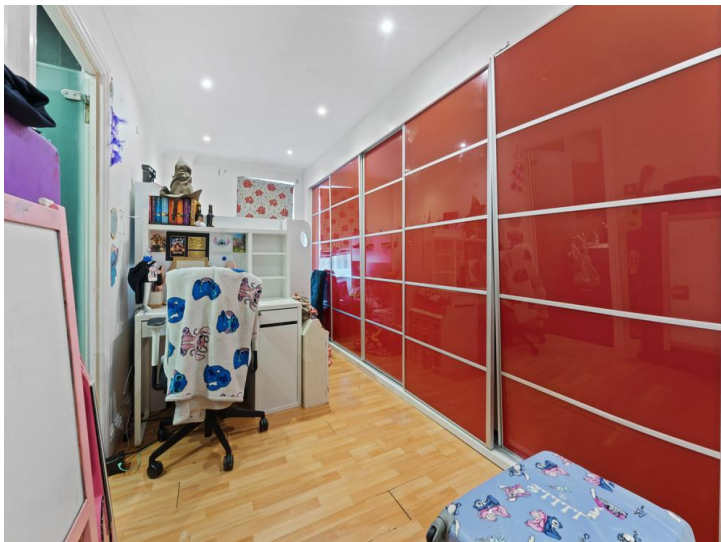
BEDROOM 2 10' 5" x 8' (3.18m x 2.44m)

BATHROOM

ALLOCATED PARKING

NEXT TO BEDDINGTON PARK

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	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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