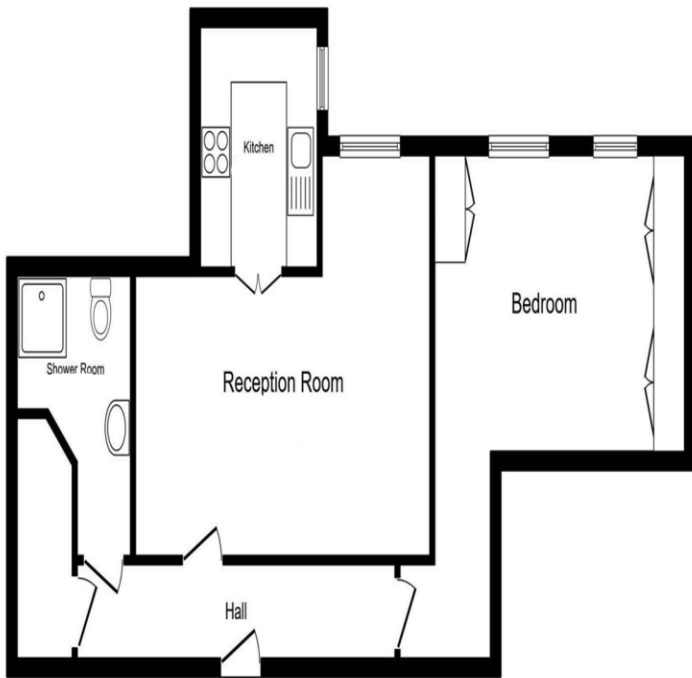




43 Marlborough Court, Cranley Gardens, Wallington, Surrey, SM6 9PG | **£169,950 Leasehold**

This well presented 2nd floor retirement apartment is offered for sale with no chain. The accommodation comprises a good size entrance hall, an L shape lounge/diner and fitted kitchen. Along the hall, there is a double bedroom that boasts floor to ceiling wardrobes and shower room. Outside, there are very well maintained communal gardens and residents parking.



Total floor area 62.2 sq.m. (669 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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COMMUNAL GARDEN

RESIDENTS LIFT OR STAIRS TO 2ND FLOOR

ENTRANCE HALL

L SHAPE LOUNGE/DINER 19' 3 max" x 14' 4 max" (5.87m x 4.37m)

KITCHEN 8' 7" x 7' 8" (2.62m x 2.34m)

DOUBLE BEDROOM 17' 6 max`" x 16 max' 0" (5.33m x 4.88m)

SHOWER ROOM

RESIDENTS LOUNGE

GUEST SUITE

RESIDENTS LAUNDRY

DEVELOPMENT MANAGER

CARELINE ALARM 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	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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