



Flat 7, 103 Woodcote Road, Wallington, Surrey, SM6 0NY | **£230,000 Leasehold**

Offered for sale with no chain, this top floor apartment boasts a spacious lounge/diner, fitted kitchen, double bedroom and bathroom. The property benefits from an allocated parking space and will have an extended lease upon completion. Wallington town centre and station are within easy reach.

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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

STAIRS TO TOP FLOOR

ENTRANCE HALL

LOUNGE/DINER 18' 7" x 10' 8" (5.66m x 3.25m)

KITCHEN 12' 1" x 6' 8" (3.68m x 2.03m)

BEDROOM 13' 3" x 10' 9" (4.04m x 3.28m)

BATHROOM

ALLOCATED PARKING

LEASE TO BE

EXTENDED UPON COMPLETION



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

WALLINGTON

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