



Flat 5, Ian Macdonald Court, Adastra Way, Wallington, Surrey, SM6 9FD | **£285,000**

Set on the first floor in this modern development close to excellent schools, this apartment benefits from a 15'3 lounge/dining room which opens into a fitted kitchen with built in appliances. There are two double bedrooms and a spacious bathroom. Other features include allocated parking and a long lease.

First Floor

Approx. 66.7 sq. metres (717.5 sq. feet)



Total area: approx. 66.7 sq. metres (717.5 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.



COMMUNAL ENTRANCE

STAIRS TO THE FIRST FLOOR

ENTRANCE HALL

LOUNGE/DINER 15' 5" x 11' 10" (4.7m x 3.61m)

KITCHEN 11' 6" x 6' 9" (3.51m x 2.06m)

BEDROOM 1 11' 6" x 9' 8" (3.51m x 2.95m)

BEDROOM 2 16' 3" x 8' 10" (4.95m x 2.69m)

BATHROOM

ALLOCATED PARKING

LONG LEASE

VIEWING ADVISED

CLOSE TO EXCELLENT SCHOOLS



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	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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