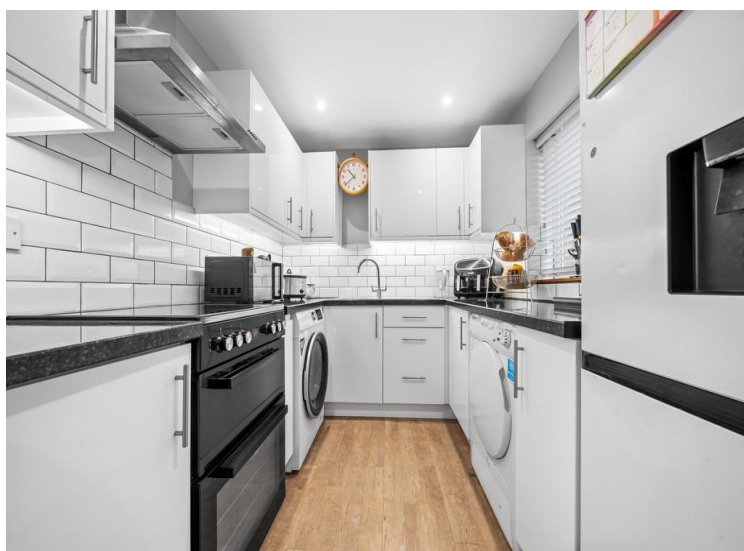




PAUL GRAHAM

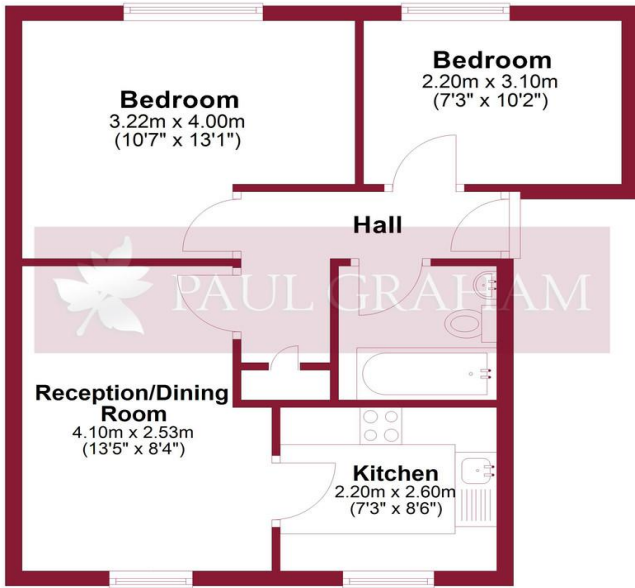


Flat 1, 3 Primrose Close, Wallington, Surrey, SM6 7HJ | **£264,000 Leasehold**

Paul Graham are delighted to offer this well presented ground floor apartment which benefits from a long lease, allocated parking and no chain. Features include a 13'3 lounge/diner and a modern fitted kitchen. There are two double bedrooms and a refitted bathroom. Situated within easy reach of Hackbridge station and shops, this property would make an ideal first time or investment property.

Ground Floor

Approx. 45.5 sq. metres (489.5 sq. feet)



Total area: approx. 45.5 sq. metres (489.5 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 HALL

ENTRANCE HALL

LOUNGE/DINER 13' 5" x 10' 8 wp" (4.09m x 3.25m)

KITCHEN 8' 6" x 7' 3" (2.59m x 2.21m)

BEDROOM 1 13' 1" x 10' 7" (3.99m x 3.23m)

BEDROOM 2 10' 2" x 7' 3" (3.1m x 2.21m)

BATHROOM

ALLOCATED PARKING

LONG LEASE

NO CHAIN

CLOSE TO SHOPS AND STATION



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		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

WALLINGTON

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