



Flat 2, 20 Manor Road, Wallington, Surrey, SM6 0AA | **£169,950 Share of Freehold**

Paul Graham are pleased to market this first floor studio flat that comes with a share of freehold and a allocated parking space. The large 17ft x 15 Ft studio room has high ceilings and 2 large windows to the rear, open plan to kitchen area and a bathroom off the entrance hall. Situated close to Wallington Town Centre that offers an array of shops and transportation. Viewing is recommended on this no chain property.

## Ground Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 36.0 sq. metres (387.8 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

## ENTRANCE HALL

**STUDIO ROOM** 17' x 15' 5" (5.18m x 4.7m)

**KITCHEN** 10' x 3' 3" (3.05m x 0.99m)

**BATHROOM** 6' 5" x 5' 9" (1.96m x 1.75m)

## SHARE OF FREEHOLD

## ALLOCATED PARKING

## NO CHAIN



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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk