



PAUL GRAHAM

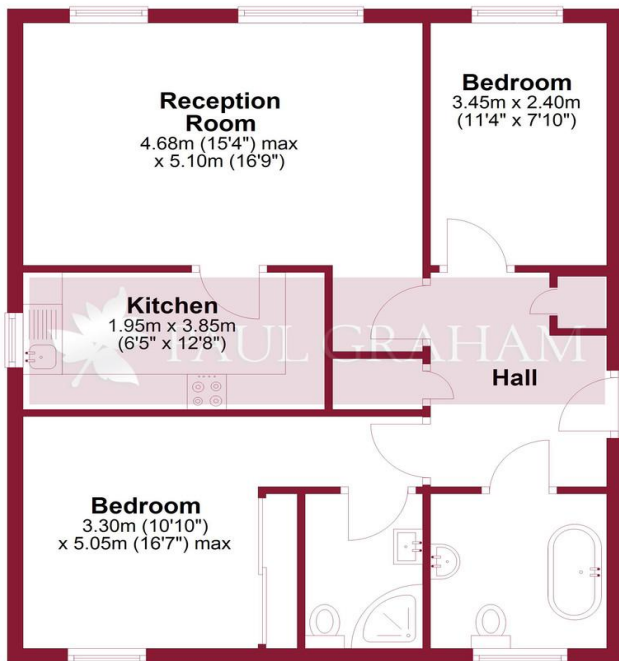


Flat 1 Derby House, Melbourne Road, Wallington, Surrey, SM6 8SD | **Guide Price £325,000 Leasehold**

Positioned a 'stone's throw' from Wallington station, this spacious ground floor apartment is located in a popular block and offered for sale with no chain. The property boasts a spacious entrance hall, a 16ft9 lounge/diner and separate kitchen with built in appliances. The two bedrooms are a good size, with the master bedroom benefiting from an en-suite shower room. Benefits include gated allocated parking and long lease.

Ground 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 HALL

ENTRANCE HALL

LOUNGE/DINER 16' 9" x 15' 4" (5.11m x 4.67m)

KITCHEN 12' 8" x 6' 5" (3.86m x 1.96m)

BEDROOM 1 16' 7" x 10' 10" (5.05m x 3.3m)

EN SUITE SHOWER ROOM

BEDROOM 2 11' 4" x 7' 10" (3.45m x 2.39m)

BATHROOM

ALLOCATED GATED PARKING

LONG LEASE

CLOSE TO TOWN CENTRE AND STATION

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		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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