



PAUL GRAHAM

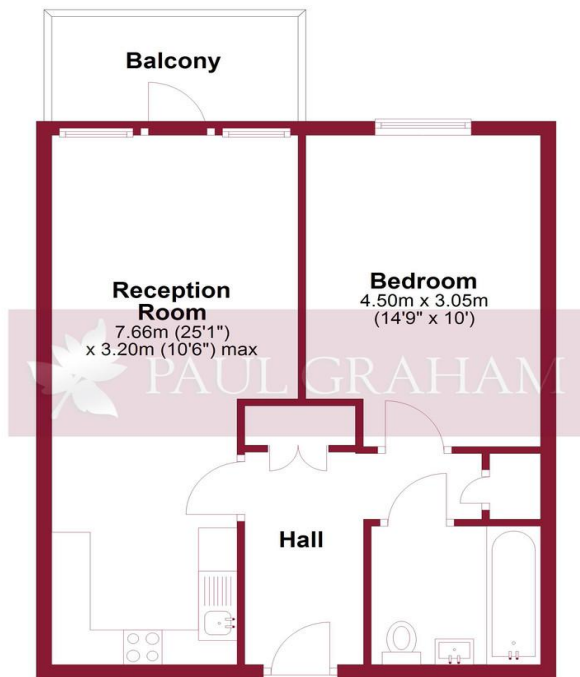


Flat 18 Batik Court, 1 Rayon Close, Hackbridge, Surrey, SM6 7FY | **£288,120 Leasehold**

Paul Graham are delighted to present this stunning one double bedroom apartment located on the popular New Mill Quarter which is a 'stones throw' from Hackbridge station and local shopping including Lidl and Sainsbury's local. The well presented 2nd floor apartment has a good size lounge/diner with doors leading onto a private balcony. The modern open plan kitchen has integrated appliance double bedroom and there is a spacious bathroom. An early viewing is recommended.

Second Floor

Approx. 48.1 sq. metres (518.0 sq. feet)



Total area: approx. 48.1 sq. metres (518.0 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

2ND FLOOR

ENTRANCE HALL

OPEN PLAN LIVING ROOM/DINING ROOM 25' 1" x 10' 6" (7.65m x 3.2m)

KITCHEN

BEDROOM 14' 9" x 10' (4.5m x 3.05m)

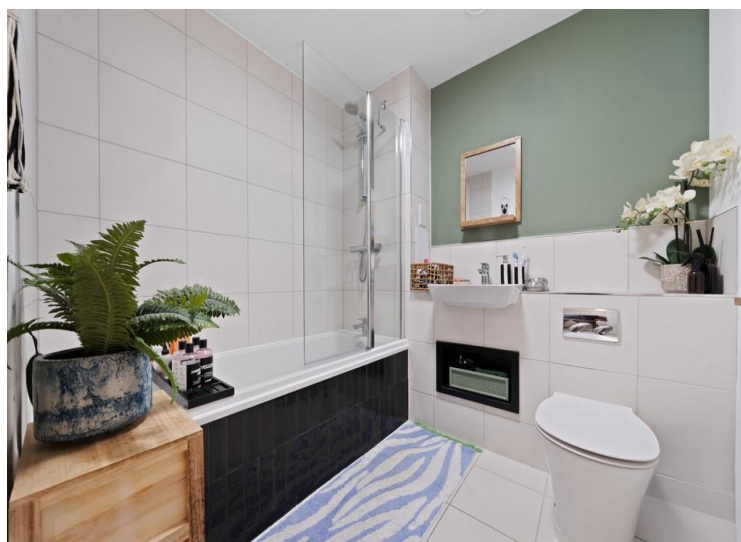
BATHROOM

PRIVATE BALCONY

CLOSE TO STATION

LONG LEASE

VENDOR SUITED



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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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