



PAUL GRAHAM



Flat 3 Manor House, Manor Road, Wallington, Surrey, SM6 0AE | **£295,000 Leasehold**

A well presented 1st floor apartment which boasts two good size bedrooms, a lounge/diner with doors to a private balcony. There is a modern fitted kitchen with integrated appliances and a stunning bathroom complete with free standing roll top bath. The property boasts a long lease and is situated within a short walk of both Wallington and Carshalton town centres and stations which provide links to London.



TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE/DINER 13' 8" x 12' 1" (4.17m x 3.68m)

KITCHEN 13' 0" x 8' 7" (3.96m x 2.62m)

BEDROOM 1 14' 10" x 12' 1" (4.52m x 3.68m)

BEDROOM 2 12' 5" x 12' 1" (3.78m x 3.68m)

BATHROOM 6' 11" x 5' 7" (2.11m x 1.7m)

BALCONY

COMMUNAL GARDENS



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

WALLINGTON

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