



PAUL GRAHAM

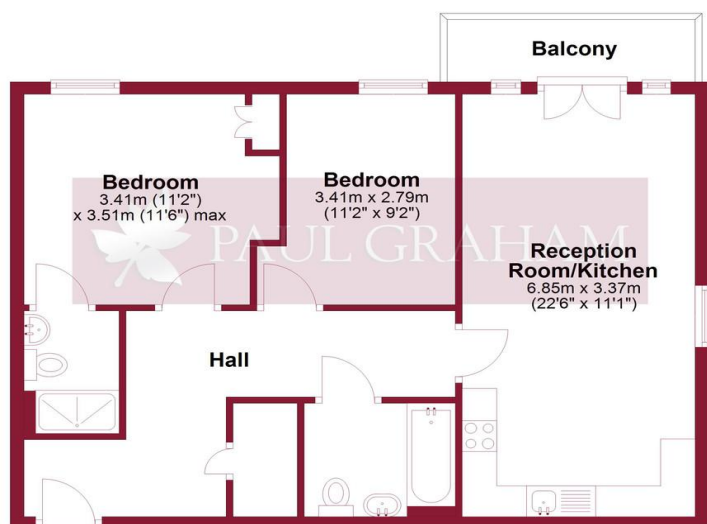


Flat 6 Percal House, 1 Felnax Avenue, Hackbridge, Wallington, Surrey, SM6 7BN | **Guide Price £335,000 Leasehold**

Paul Graham are pleased to market this modern 2 bedroom, 2 Bath/Shower room purpose built flat built in 2018, Features include a fitted kitchen open plan to the reception room with access to a balcony, modern bathroom and en-suite to the master bedroom. The property also has allocated parking in a gated car park. Situated close to Hackbridge train station in the popular New Mill Quarter development which offers several amenities such as a Lidl, doctors and a pharmacy, there is even a pizza van and a coffee van on set days. Viewing is highly recommended.

First Floor

Approx. 66.8 sq. metres (718.8 sq. feet)



Total area: approx. 66.8 sq. metres (718.8 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

BEDROOM 1 11' 6" x 11' 2" (3.51m x 3.4m)

EN SUITE SHOWER ROOM 6' 6" x 3' 11" (1.98m x 1.19m)

BEDROOM 2 11' 2" x 9' 2" (3.4m x 2.79m)

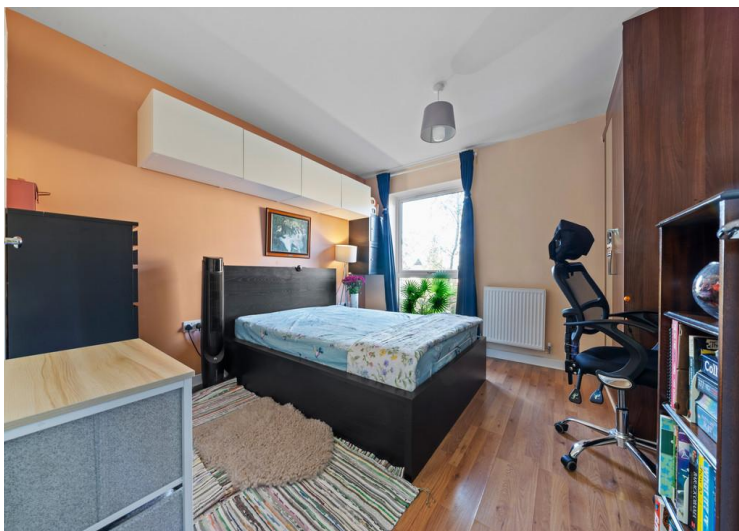
BATHROOM 7' x 6' 2" (2.13m x 1.88m)

RECEPTION ROOM/KITCHEN 22' 6" x 11' 1" (6.86m x 3.38m)

BALCONY 11' x 4' 8" (3.35m x 1.42m)

GATED CAR PARK

ALLOCATED PARKING



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	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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