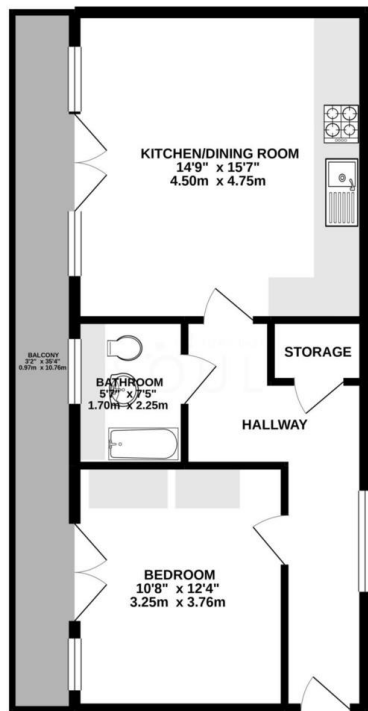


16 Wigan Court, 11 Thread Street, Hackbridge, Surrey, SM6 7FD | **Guide Price £270,000 Leasehold**

Paul Graham is pleased to market this modern well presented top floor (3rd floor) purpose built flat in the popular New Mill Quarter development, which offers several amenities such as Hackbridge train station, shops, doctors and a pharmacy, there is even a pizza van and a coffee van on set days. Features include a large balcony with access from the bedroom and living room, modern bathroom and an open plan kitchen. Viewing is recommended on the no chain property.

THIRD FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA - 521 sq.ft. (48.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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

LIFT AND STAIRS TO ALL FLOORS

ENTRANCE HALL

BEDROOM 12' x 10' 8" (3.66m x 3.25m)

BATHROOM 7' 4" x 6' 3" (2.24m x 1.91m)

RECEPTION ROOM 15' 6" x 15' 3" (4.72m x 4.65m)

OPEN PLAN KITCHEN

BALCONY

GOOD LEASE

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

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