



PAUL GRAHAM

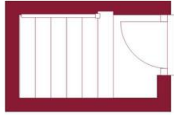


21 Sunkist Way, Wallington, Surrey, SM6 9LQ | **Guide Price £240,000 Leasehold**

Paul Graham are pleased to market this well presented 1 bedroom 1st floor maisonette. The property has its own entrance with stairs up to the landing, a good sized reception room leading to the kitchen, a white suite bathroom and a double bedroom to the rear. Situated on a quiet residential cul-de-sac, with off street parking and offered to the market with no chain.

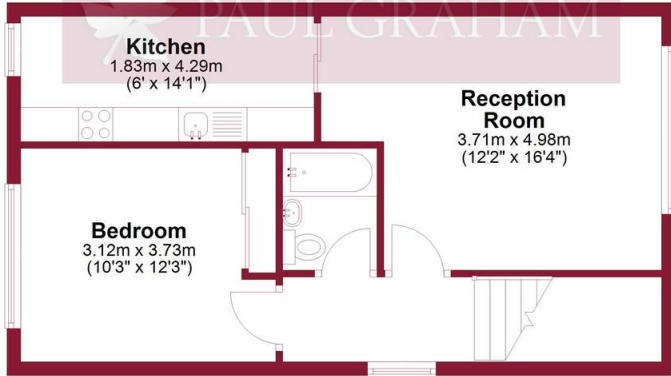
Ground Floor

Approx. 2.5 sq. metres (26.4 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



Total area: approx. 49.8 sq. metres (535.8 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.



OWN FRONT DOOR

STAIRS TO FIRST FLOOR

LANDING

RECEPTION ROOM 16' 2" reducing to 12' x 12' 1" (4.93m x 3.68m)

KITCHEN 14' x 5' 8" (4.27m x 1.73m)

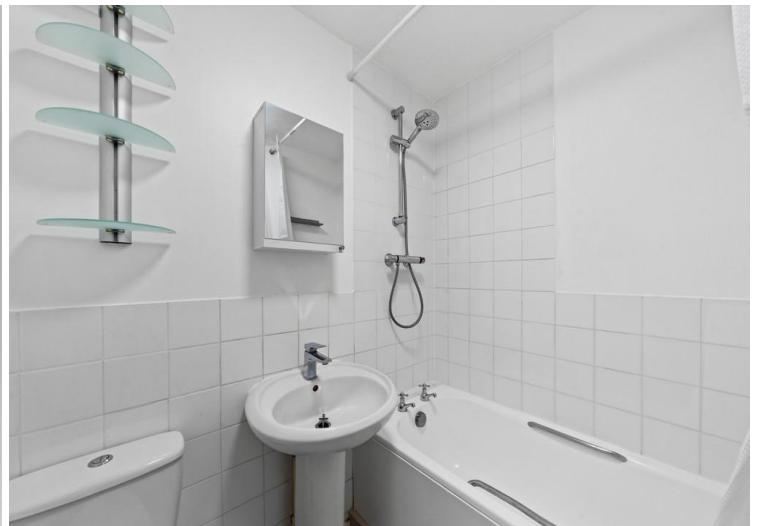
BATHROOM 6' 4" x 5' 1" (1.93m x 1.55m)

BEDROOM 11' 10" x 9' 4" (3.61m x 2.84m)

ALLOCATED PARKING

LONG 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	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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