

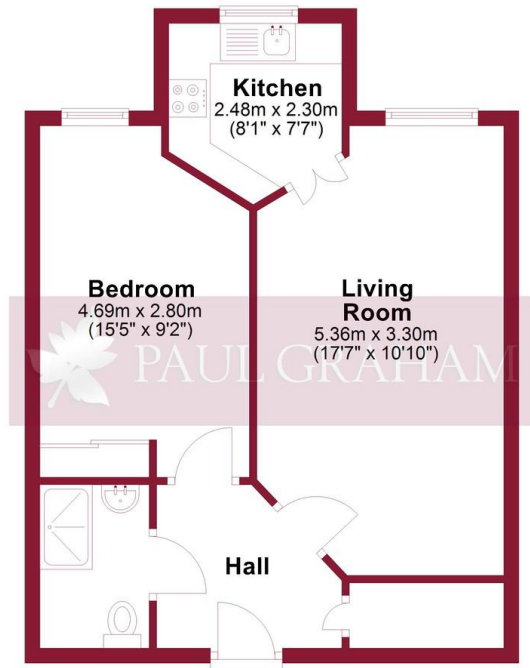


23 Marlborough Court, Cranley Gardens, Wallington, Surrey, SM6 9PG | **£125,000 Leasehold**

Paul Graham are pleased to market this 1st floor, 1 bedroom retirement flat. Located close to Wallington town centre with an range of amenities including Shotfield Medical centre, pharmacy's, shops and Wallington train station. The Property has no chain and viewing is recommended.

First Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



Total area: approx. 46.4 sq. metres (499.2 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

RESIDENT LOUNGE

LAUNDRY ROOM

ENTRANCE HALL

RECEPTION ROOM 17' 7" x 10' 10" (5.36m x 3.3m)

KITCHEN 8' 1" x 7' 7" (2.46m x 2.31m)

BEDROOM 1 15' 5" x 9' 2" (4.7m x 2.79m)

SHOWER ROOM

COMMUNAL GARDEN

RESIDENTS PARKING

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		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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