



**31 ARBROOK COURT
87 CLAYTON ROAD
CHESSINGTON
SURREY
KT9 1NS
£179,950**

OVER 65'S RETIREMENT FLAT

FIRST FLOOR

ONE BEDROOM

15' X 11'9 LIVING ROOM

8'8 X 5'10 KITCHEN

MODERN SHOWER ROOM

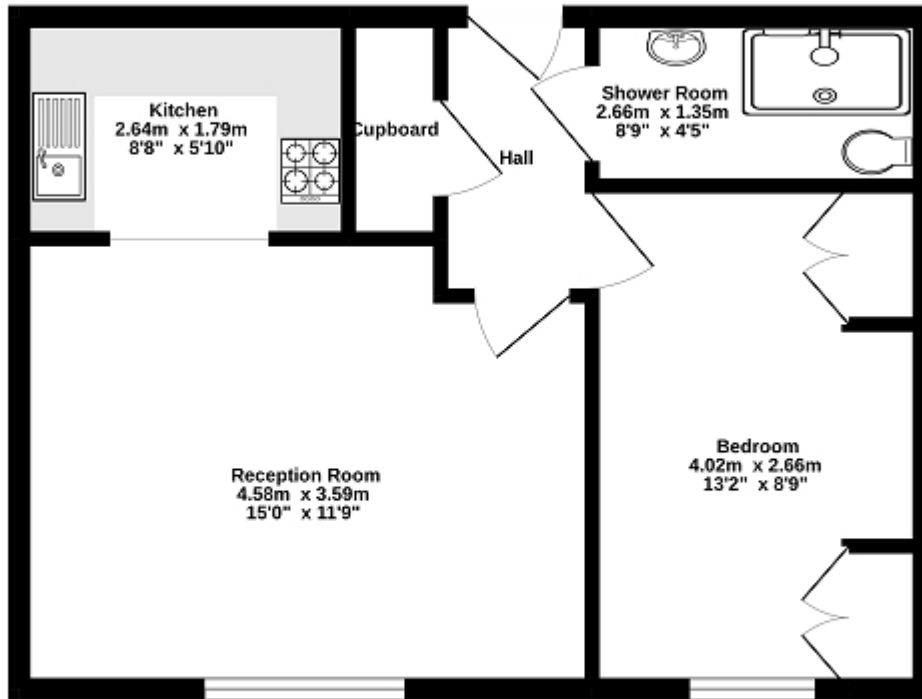
DOUBLE GLAZED WINDOWS

ELECTRIC HEATING

COMMUNAL LOUNGE & LAUNDRY ROOM

COMMUNAL GARDENS

Ground Floor
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA - 40.2 sq.m. (433 sq.ft.) approx.
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.
Made with Metropix 02/2022

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.