

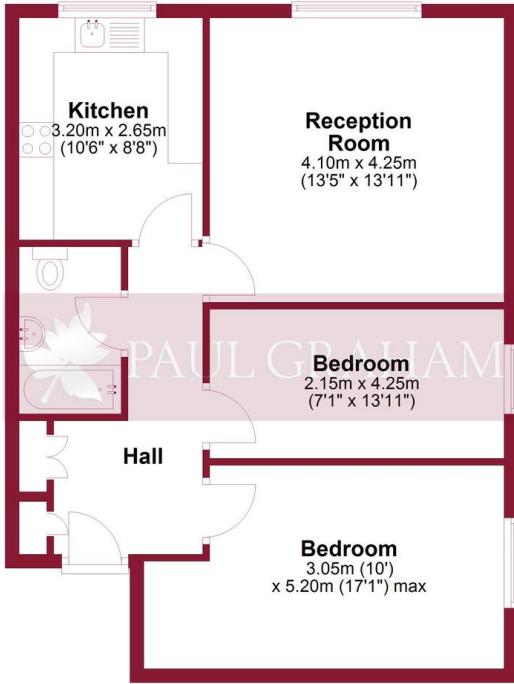


9 Gateways Court, St. Georges Road, Wallington, Surrey, SM6 0AW | **Guide Price £275,000 Leasehold**

Paul Graham are pleased to market this 2 bedroom first floor purpose built flat. Situated on a residential road close to Wallington Town Centre with easy access to the train station and all the local amenities Wallington has to offer. This spacious flat has a 13' 11" reception room and a 10 ft separate kitchen, 2 double bedrooms and a modernised white suite bathroom. The property is selling with no chain and has over 900 years remaining on the lease. Viewing is recommended.

First Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



Total area: approx. 62.7 sq. metres (675.0 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

RECEPTION ROOM 13' 11" x 6' 11" (4.24m x 2.11m)

KITCHEN 10' 5" x 8' 6" (3.18m x 2.59m)

BEDROOM 1 17' 6" x 9' 11" (5.33m x 3.02m)

BEDROOM 2 13' 11" x 6' 11" (4.24m x 2.11m)

BATHROOM 6' 10" x 5' 5" (2.08m x 1.65m)

OVER 900 YEAR 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	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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