

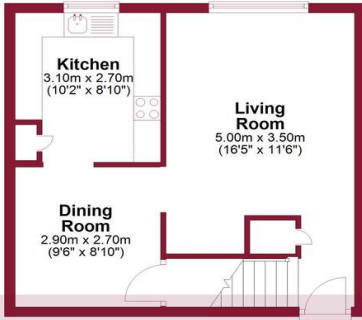


Flat D, 3 Stag Court, Stanley Park Road, Wallington, Surrey, SM6 0HJ | **£285,000 Leasehold**

Offered with no chain this spacious split level two double bedroom apartment is located within easy reach of Wallington town centre and station. An ideal first home or investment property this apartment boasts good size accommodation over two floors, has a garage and will be sold benefiting from a lease of over 900 years. Viewing advised.

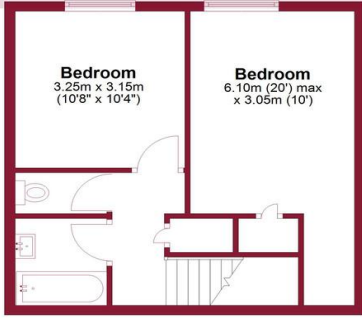
First Floor

Approx. 38.4 sq. metres (413.9 sq. feet)



Second Floor

Approx. 38.4 sq. metres (413.9 sq. feet)



Total area: approx. 76.9 sq. metres (827.7 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 HALL

ENTRANCE HALL

LOUNGE 16' 5" x 11' 6" (5m x 3.51m)

DINING ROOM 8' 10" x 9' 6" (2.69m x 2.9m)

KITCHEN 10' 2" x 8' 10" (3.1m x 2.69m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 10 max' x 10' (3.05m x 3.05m)

BEDROOM 2 10' 4" x 10' 8" (3.15m x 3.25m)

BATHROOM

SEPARATE WC

GARAGE

LEASE TO BE EXTENDED UPON COMPLETION



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		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

Residential Sales
 3 Wallington Square
 Woodcote Road
 Wallington
 Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
 62 - 64 High Street
 Carshalton
 Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk