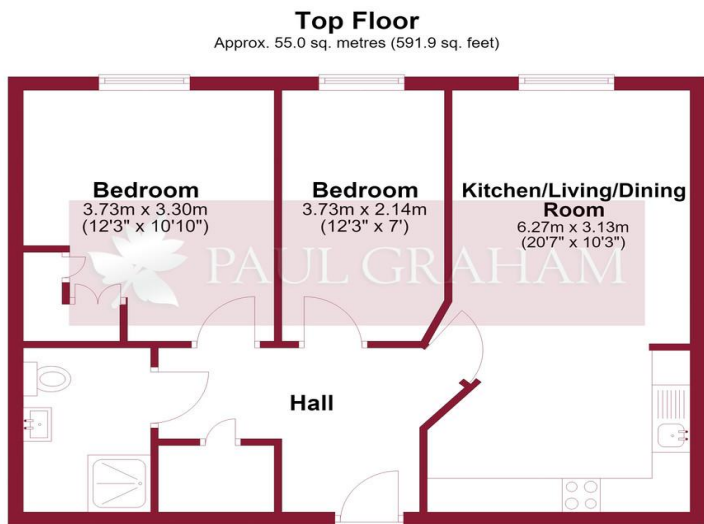




Flat 19 Moorlands, 17 Beddington Gardens, Wallington, Surrey, SM6 0JF | **£170,000 Leasehold**

Situated on a popular road within a level walk of Wallington town centre which offers a range of shops, supermarkets, cafes and other amenities, this 2nd floor apartment is offered for sale with no chain. Moorlands is a popular block of 23 apartment which offers residents a friendly community environment. Facilities include a resident's lounge, guest suite, development manager and 24-hour Care Line.



Total area: approx. 55.0 sq. metres (591.9 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

LIFT TO 2ND FLOOR

ENTRANCE HALL

KITCHEN/LOUNGE/DINING ROOM 20' 7" x 10' 3" (6.27m x 3.12m)

BEDROOM 1 12' 3" x 10' 10" (3.73m x 3.3m)

BEDROOM 2 12' 3" x 7' 0" (3.73m x 2.13m)

SHOWER ROOM

GUEST SUITE

RESIDENTS LOUNGES

COMMUNAL GARDENS

DEVELOPMENT MANAGER

RESIDENTS PARKING AVAILABLE

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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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