



**25 ARBROOK COURT  
87 CLAYTON ROAD  
CHESSINGTON  
SURREY  
KT9 1NS  
£225,000**

**RETIREMENT FLAT FOR OVER 55'S**

**FIRST FLOOR**

**TWO BEDROOMS**

**17'1 X 10' LIVING ROOM**

**10' X 5'11 KITCHEN**

**SHOWER ROOM**

**DOUBLE GLAZING & ELECTRIC HEATING**

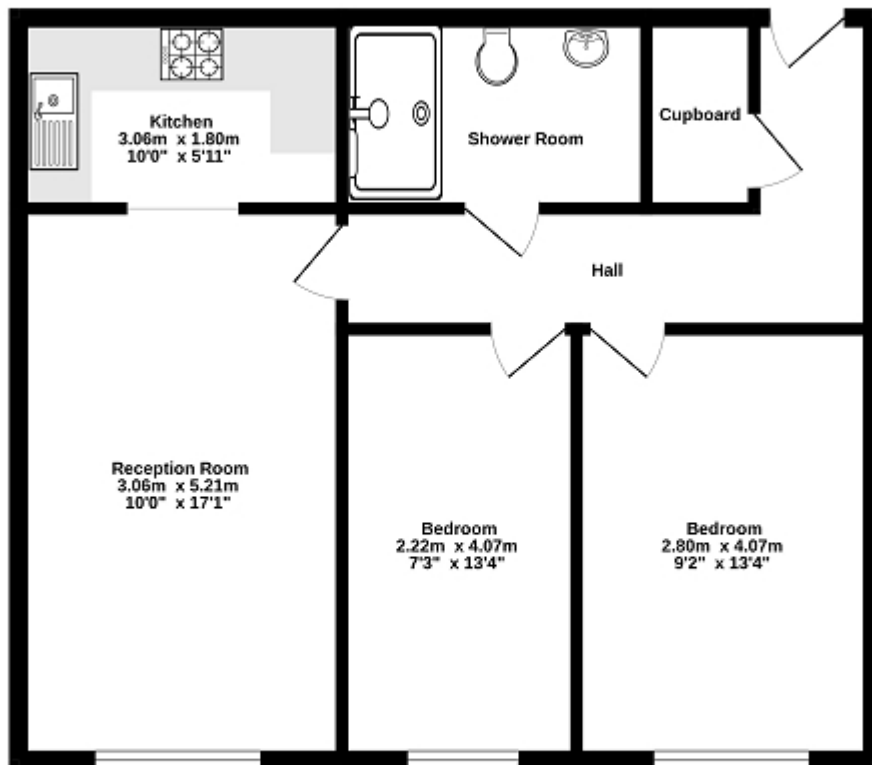
**COMMUNAL LOUNGE AND LAUNDRY ROOM**

**COMMUNAL GARDENS**

**NO FORWARD CHAIN**



1st Floor  
57.6 sq.m. (620 sq.ft.) approx.



TOTAL FLOOR AREA : 57.6 sq m. (620 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metagis 02023



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.