

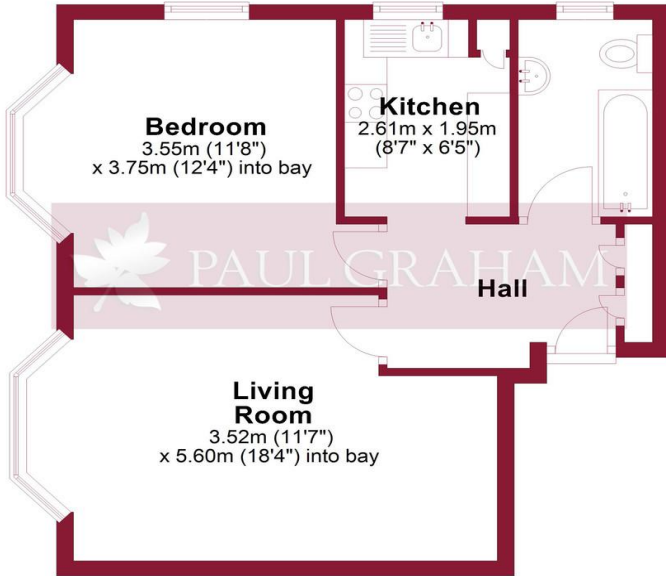


5 Wandle Court, Bridges Lane, Beddington, Surrey, CR0 4SG | **£235,000 Leasehold**

Paul Graham are delighted to present this well presented first floor apartment located in a quiet position within easy reach of local shops, transport links and other amenities. Other benefits include residents parking, a long lease and no chain.

First Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 44.5 sq. metres (479.3 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.



STAIRS TO THE FIRST FLOOR

ENTRANCE HALL

LOUNGE/DINER 18' 4 into bay" x 11' 7" (5.59m x 3.53m)

KITCHEN 8' 7" x 6' 5" (2.62m x 1.96m)

BEDROOM 12' 4 into bay" x 11' 8" (3.76m x 3.56m)

BATHROOM

COMMUNAL GARDENS

RESIDENTS PARKING

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		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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