

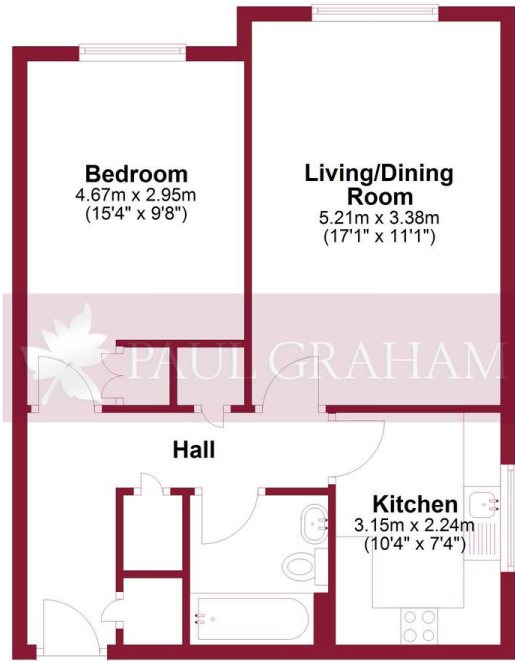


Flat 16 Sycamore Manor, Woodcote Road, Wallington, Surrey, SM6 0PP | **£210,000 Share of Freehold**

Paul Graham are please to market this spacious first floor purpose built flat. Situated on Woodcote Road close to Wallington town centre and all the local amenities Wallington has to offer. The Property comes with a garage en-bloc, share of freehold and is being sold with no chain. Viewing is highly recommended.

First Floor

Approx. 52.8 sq. metres (567.8 sq. feet)



Total area: approx. 52.8 sq. metres (567.8 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 17' 1" x 11' 1" (5.21m x 3.38m)

KITCHEN 10' 4" x 7' 4" (3.15m x 2.24m)

BEDROOM 15' 4" x 9' 8" (4.67m x 2.95m)

BATHROOM 6' 11" x 6' 8" (2.11m x 2.03m)

SHARE OF FREEHOLD

GARAGE

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		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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