

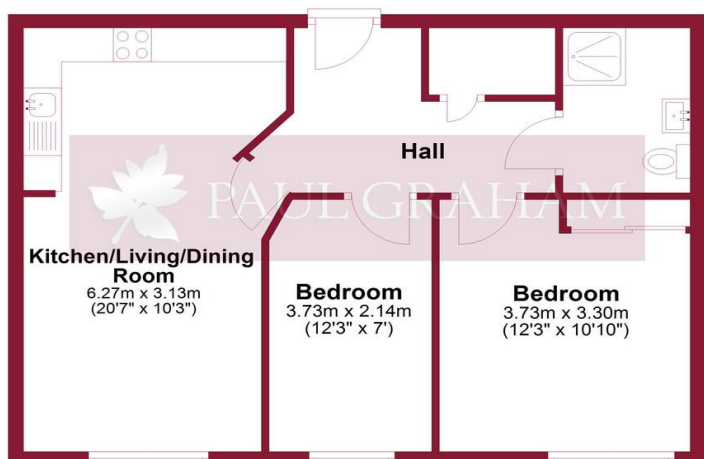


Flat 5 Moorlands, 17 Beddington Gardens, Wallington, Surrey, SM6 0JF | **£170,000**

Moorlands is a popular retirement development which is within a short walk of Wallington town centre which provides a range of shops, restaurants and other amenities including a mainline station which offers links into London Bridge and London Victoria. The Jubilee Health Centre and variety of leisure pursuits including the Wallington Bowling Club can also be found closeby.

Ground Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



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

ENTRANCE HALL

LOUNGE/OPEN PLAN KITCHEN 20' 7" x 10' 3" (6.27m x 3.12m)

BEDROOM 1 12' 3" x 10' 11 max" (3.73m x 3.33m)

BEDROOM 2 12' 3" x 10' 10" (3.73m x 3.3m)

SHOWER ROOM

TWO RESIDENTS' LOUNGES

BEAUTIFUL COMMUNAL GARDENS

RESIDENTS PARKING AND LAUNDRY

24-HOUR CARELINE ACCESS

NO CHAIN

A SHORT WALK TO THE TOWN CENTRE AND SHOPS



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

WALLINGTON

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