



12 Rossendon Court, Clarendon Road, Wallington, Surrey, SM6 8QJ | **Guide Price £220,000 Leasehold**

Paul Graham are pleased to market this spacious first floor purpose built 1 bedroom flat. Features include 24'8" open plan kitchen/lounge and a good size bedroom. Located in a residential road close to Wallington Town Centre and Wallington train station. The property also comes with an extended lease, allocated parking space and no chain. Viewing is recommended.

COMMUNAL ENTRANCE

ENTRANCE HALL

OPEN PLAN KITCHEN/LIVING ROOM 24' 8" x 12' 8" (7.52m x 3.86m)

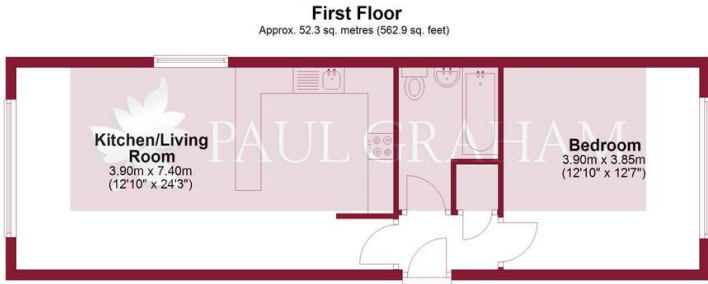
BATHROOM 6' 4" x 6' 3" plus door recess (1.93m x 1.91m)

BEDROOM 1 12' 9" x 12' 5" (3.89m x 3.78m)

EXTENDED LEASE

ALLOCATED PARKING

NO CHAIN



Total area: approx. 52.3 sq. metres (562.9 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.



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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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