

Flat A, 117 Woodcote Road, Wallington, Surrey, SM6 0QJ | **Guide Price £290,000 Leasehold**

Paul Graham are pleased to market this spacious 2 bed ground floor purpose built flat. Situated on Woodcote Road close to Wallington town centre benefiting from all the local amenities. The property has a 20 ft reception room and a modern kitchen. 2 double bedrooms and a family bathroom and separate WC and comes with a garage and a long lease. At the rear of the property there is a garden, whilst it is communal the current owners have place a small table and chairs. Viewing is recommended.

## COMMUNAL ENTRANCE

## ENTRANCE HALL

**RECEPTION ROOM** 20' 7" reducing to 11' 5" x 16' 4" reducing to 11' 1" (6.27m x 4.98m)

**KITCHEN** 9' 8" x 8' 7" (2.95m x 2.62m)

## BATHROOM

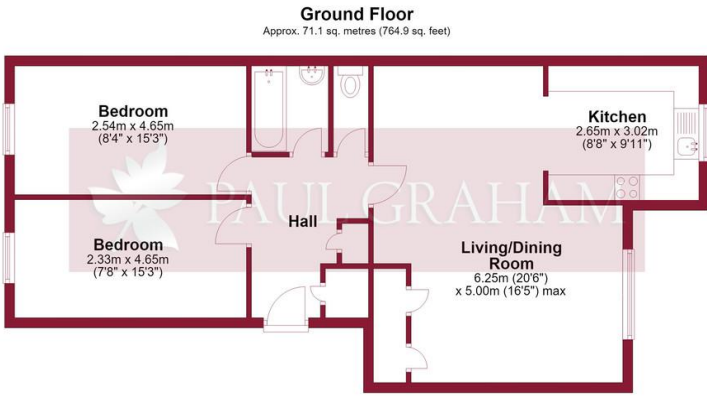
## SEPARATE WC

**BEDROOM 1** 14' 8" x 8' 5" (4.47m x 2.57m)

**BEDROOM 2** 15' 4" x 7' 10" (4.67m x 2.39m)

## GARAGE

**LEASE 900+ YEARS**



Total area: approx. 71.1 sq. metres (764.9 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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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