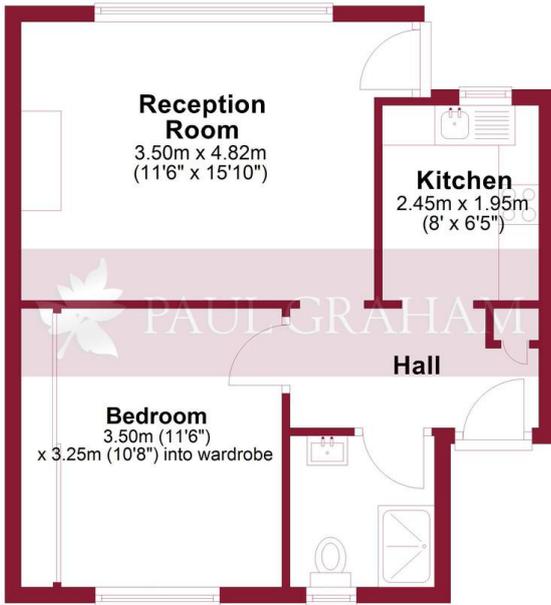


12 Wandle Court, Bridges Lane, Beddington, CR0 4SG | **Guide Price £235,000**

Paul Graham are pleased to market this very well presented 1 bedroom ground floor flat which has direct access to its own patio and communal gardens. The current owner has fully refurbished the property. Features include a 14 ft reception room, separate kitchen with integrated appliances, a double bedroom and a stunning shower room. There is also a residents car park and it has no chain. Viewing is highly recommended.

## Ground Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Total area: approx. 41.5 sq. metres (446.6 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** 14' 5" x 11' 5" (4.39m x 3.48m)

**KITCHEN** 7' 11" x 6' 4" (2.41m x 1.93m)

**BEDROOM 1** 11' 1" x 10' 7" (3.38m x 3.23m)

**SHOWER ROOM** 5' 10" x 5' 6" (1.78m x 1.68m)

**DIRECT ACCESS TO OWN PATIO**

**COMMUNAL GARDEN**

**NO CHAIN**



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. Reference s 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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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