



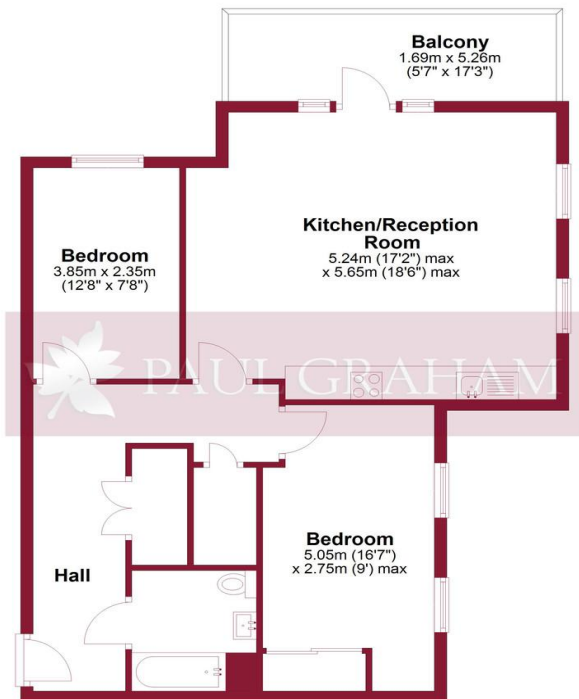
Flat 5 Voile Court, 9 Thimble Crescent, Hackbridge, Surrey, SM6 7FN | **£390,000**

A beautifully presented first-floor corner apartment, ideally situated in the popular Hackbridge area and offered with the benefit of a long lease and secure gated parking. Finished to an excellent standard throughout, this bright and spacious home enjoys a desirable double-aspect layout, allowing an abundance of natural light to flood the accommodation and creating a wonderfully airy feel. No chain.

First Floor

Main area: approx. 73.5 sq. metres (791.2 sq. feet)

Plus balconies, approx. 8.9 sq. metres (95.8 sq. feet)



Main area: Approx. 73.5 sq. metres (791.2 sq. feet)

Plus balconies, approx. 8.9 sq. metres (95.8 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 HALL

STAIRS AND LIFT TO THE FIRST FLOOR

ENTRANCE HALL

OPEN PLAN LIVING/DINING AREA 17' 2 max" x 16' 6 max"
(5.23m x 5.03m)

BEDROOM 1 16' 7" x 9 max' (5.05m x 2.74m)

BEDROOM 2 12' 8" x 7' 8" (3.86m x 2.34m)

BATHROOM

SOUTH WESTERLY ASPECT BALCONY 17' 3" x 5' 7" (5.26m x 1.7m)

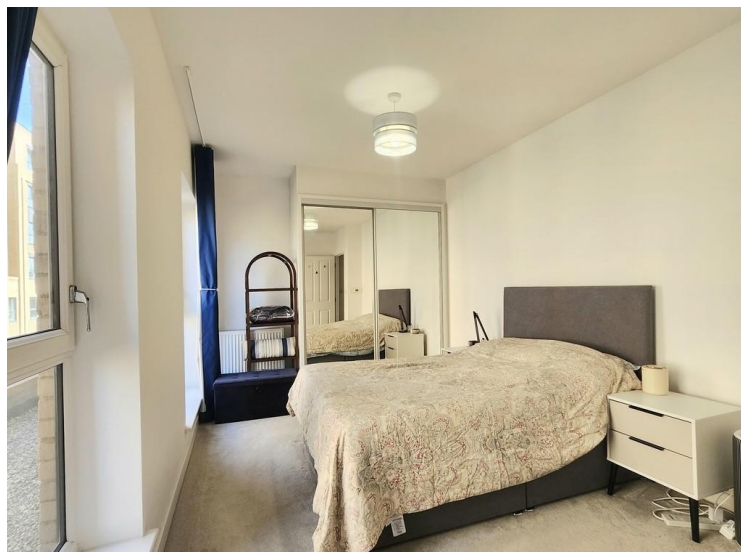
GATED UNDERGROUND PARKING

LONG LEASE

NO CHAIN

RESIDENTS LIFT

EASY ACCESS TO STATION AND LOCAL AMENITIES



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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk