

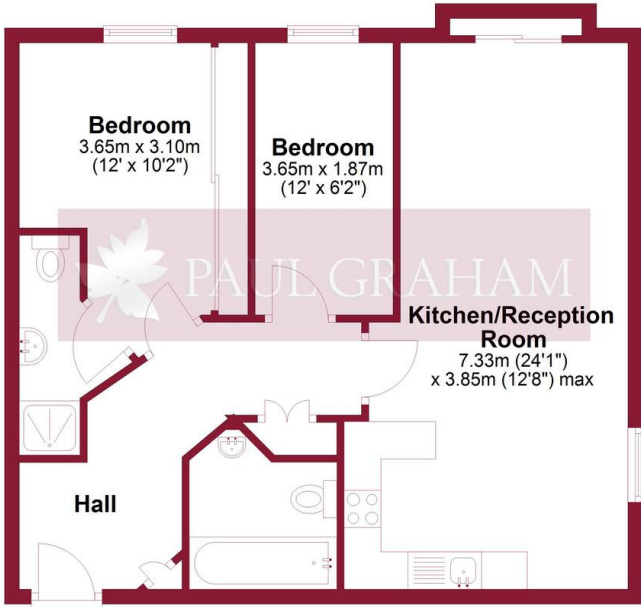


16 Trinity Court, Woodcote Road, Wallington, Surrey, SM6 0QX | **£300,000 Leasehold**

Offered to the market with no onward chain, this well-presented top floor apartment provides an excellent opportunity for first-time buyers, investors, or those looking to downsize. Boasting a modern open plan living space, fitted kitchen, two good size bedrooms and bath/shower rooms. Additional benefits include gas central heating, an allocated parking space, and a long lease.

## Top Floor

Approx. 61.1 sq. metres (657.8 sq. feet)



Total area: approx. 61.1 sq. metres (657.8 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

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**OPEN PLAN LIVING ROOM/KITCHEN** 24' 1" x 12' 8"  
(7.34m x 3.86m)

**BEDROOM 1** 12' 0" x 10' 2" (3.66m x 3.1m)

## EN SUITE SHOWER ROOM

**BEDROOM 2** 12' 0" x 6' 2" (3.66m x 1.88m)

## BATHROOM

## ALLOCATED PARKING SPACE

## LONG LEASE

## NO ONWARD CHAIN

## COMMUNAL GARDENS



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	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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