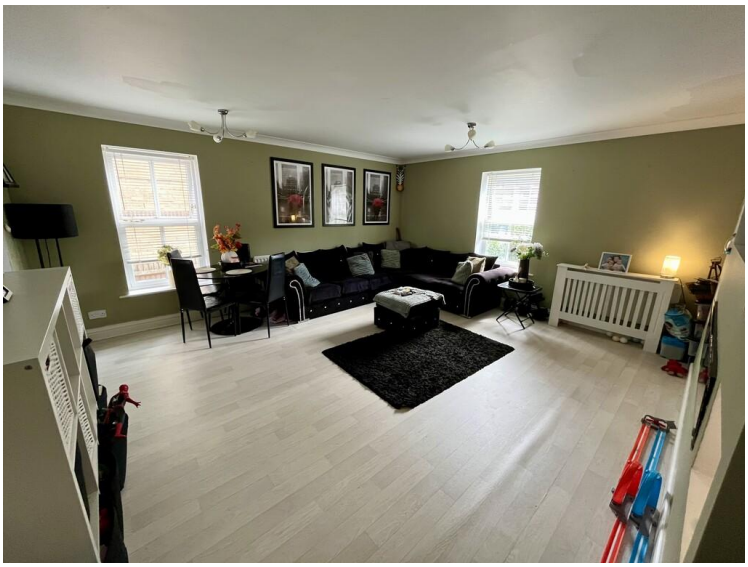
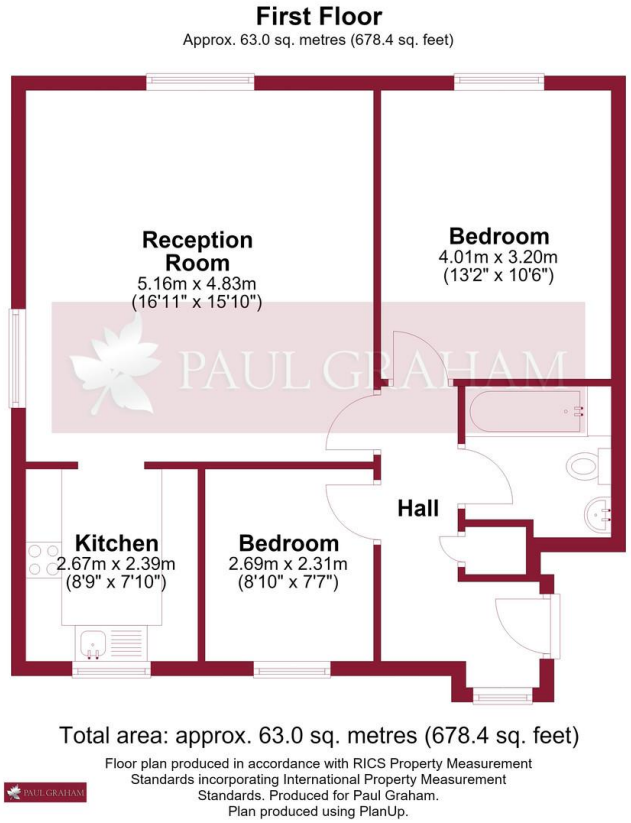






Flat 3 Kempton Lodge, 21 Church Paddock Court, Wallington, Surrey, SM6 7AQ | **£269,500 Leasehold**

Paul Graham are pleased to market this well presented 2 bedroom first floor purpose built flat. Situated in a quiet, modern development a "stones throw" from Beddington Park. Benefitting from a large reception room leading through to the kitchen, 2 bedrooms and a family bathroom. The property comes with central heating and an allocated parking space. Viewing is recommended.



COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION HALL 16' 11" x 15' 10" (5.16m x 4.83m)

KITCHEN 8' 9" x 7' 10" (2.67m x 2.39m)

BEDROOM 1 13' 2" x 10' 6" (4.01m x 3.2m)

BEDROOM 2 8' 10" x 7' 7" (2.69m x 2.31m)

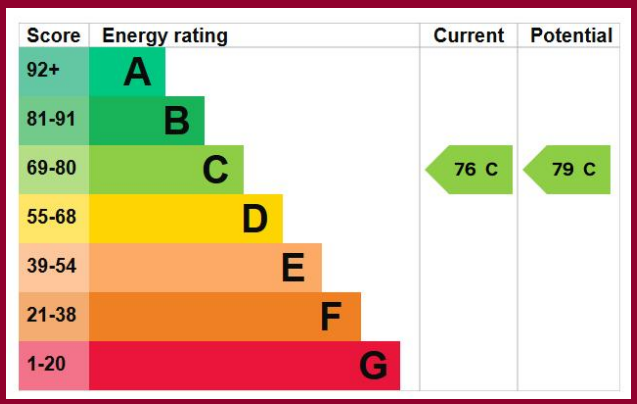
BATHROOM 6' 11" x 6' 8" (2.11m x 2.03m)

ALLOCATED PARKING





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.



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