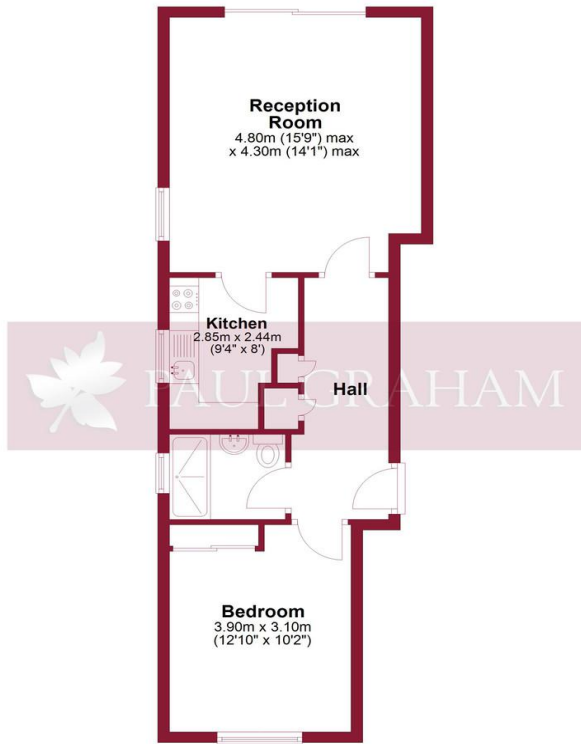




Flat 1, 26 Onslow Gardens, South Wallington, Surrey, SM6 9QN | £160,000 Leasehold

Paul Graham are delighted to offer this one bedroom ground floor over 65's apartment located within easy reach of Wallington high street. Offered with no chain this property will be sold with the benefit of an extended lease.

Ground Floor
Approx. 50.4 sq. metres (542.3 sq. feet)



Total area: approx. 50.4 sq. metres (542.3 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

LOUNGE 15' 9 max" x 14' 1 max" (4.8m x 4.29m)

KITCHEN 9' 4" x 8' (2.84m x 2.44m)

BEDROOM 12' 10" x 10' 2" (3.91m x 3.1m)

SHOWER ROOM

COMMUNAL GARDEN

RESIDENTS PARKING

LONG LEASE

NO CHAIN



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

WALLINGTON

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