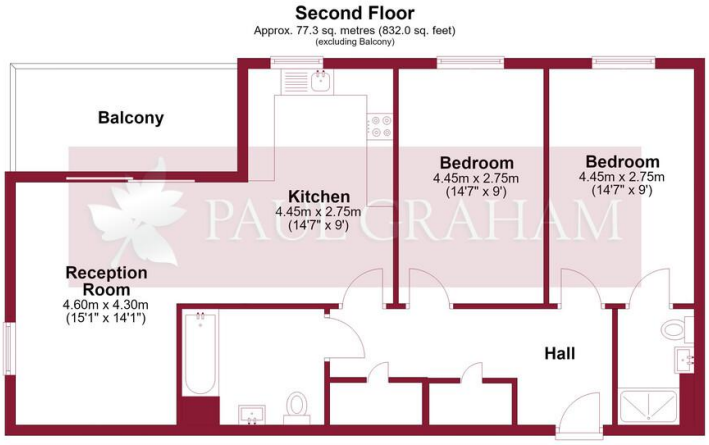






12 Steel Wheels House, 2 Back Stage Walk, Wallington, Surrey, SM6 9FF | **£390,000 Leasehold**

Paul Graham are pleased to market this stunning modern purpose built apartment built in 2022. Features include a 15 ft reception room with a balcony and open plan to the modern 14 ft kitchen, 2 good size bedrooms, a family bathroom and an en-suite to the master bedroom. Situated in a quiet development set back of Woodcote Road being close to the town centre and all the local amenities Wallington has to offer. The property also comes with an allocated parking space and is offered to the market with no chain. Viewing is highly recommended.




Total area: approx. 77.3 sq. metres (832.0 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** 15' 9" x 13' 6" reducing to 9' 11" (4.8m x 4.11m)

**KITCHEN** 14' 5" x 9' (4.39m x 2.74m)

**BEDROOM 1** 14' 6" x 8' 11" (4.42m x 2.72m)

**EN SUITE SHOWER ROOM** 7' 2" x 4' 9" (2.18m x 1.45m)

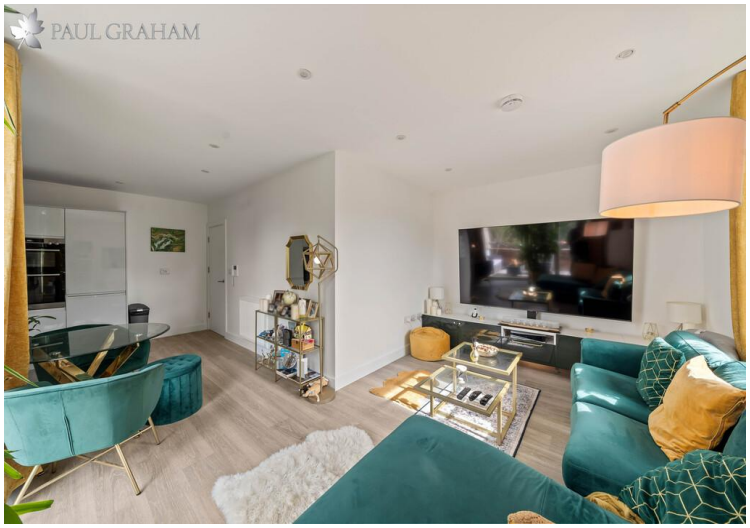
**BEDROOM 2** 12' 7" x 9' (3.84m x 2.74m)

**BATHROOM** 8' 10" x 7' 2" (2.69m x 2.18m)

**BALCONY**

**ALLOCATED PARKING**

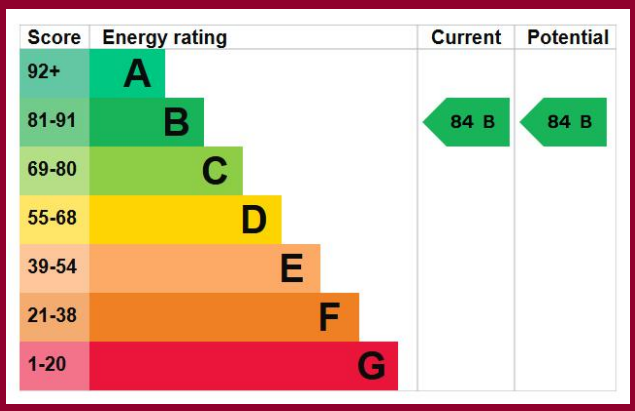
**NO CHAIN**







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.




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