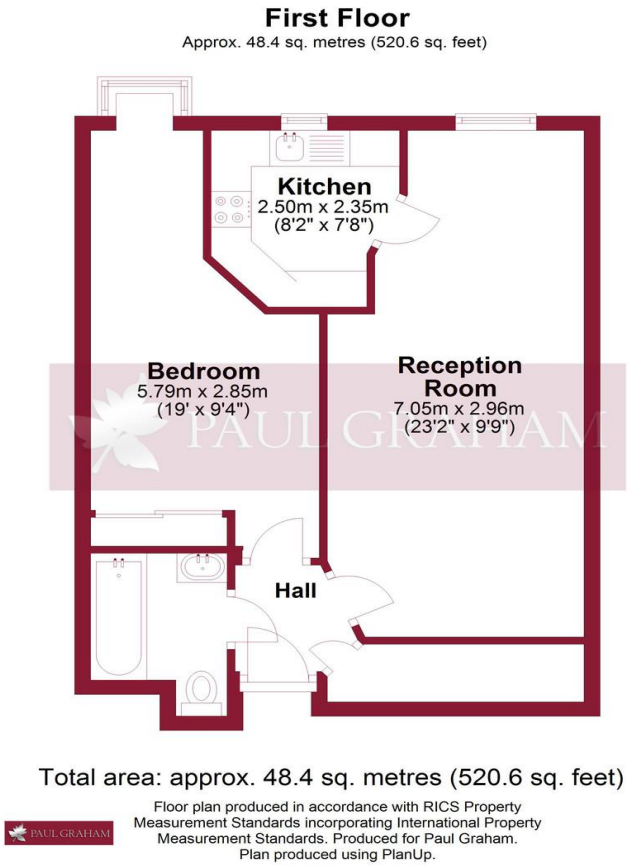






12 Bramble Lodge, Brambledown Road, Wallington, Surrey, SM6 0TQ | **£165,000 Leasehold**

Situated within a modern and well maintained over 60's development, this first floor apartment offers comfortable and secure living just a short distance from the town centre. The development benefits from excellent communal facilities including a residents' lounge, laundry room, and guest suite. A dedicated lodge manager is on-site, and residents enjoy the reassurance of a 24-hour Careline service.



Total area: approx. 48.4 sq. metres (520.6 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

LIFT TO FIRST FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM 23' 2" x 9' 9 max" (7.06m x 2.97m)

KITCHEN 8' 2" x 7' 8" (2.49m x 2.34m)

DOUBLE BEDROOM 19' 0" x 9' 4 max" (5.79m x 2.84m)

BATHROOM

RESIDENTS LOUNGE AND LAUNDRY ROOM

GUEST SUITE

OWNER PARKING

CLOSE TO TOWN CENTRE, BUS AND RAIL LINKS

WELL MAINTAINED COMMUNAL GROUNDS

LODGE MANAGER

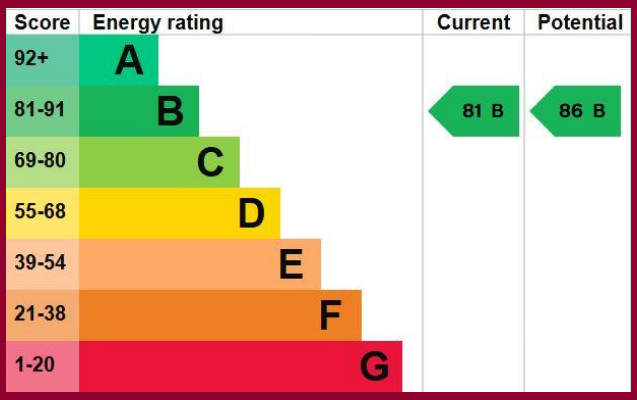
LONG LEASE

24 HOUR CARELINE SYSTEM





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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