

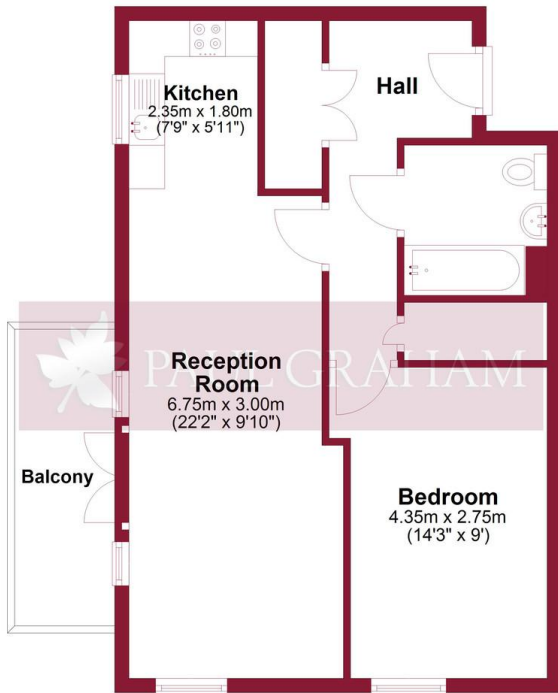


Flat 11 Cord House, 2 Rayon Close, Hackbridge, Surrey, SM6 7GA | Guide Price £279,000 Leasehold

Paul Graham are pleased to market this 2nd floor purpose built flat Built in 2021 and still under NHBC coverage and part of the popular New Mill Quarter development. Features include a private balcony accessed from the reception room, open plan modern kitchen, bathroom and a double bedroom with fitted wardrobes. The property close to Hackbridge train station and several amenities such as a Lidl, doctors and a pharmacy, there is even a pizza van and a coffee van on set days. Viewing is highly recommended on this no chain property.

Second Floor

Approx. 52.0 sq. metres (559.6 sq. feet)
(excluding Balcony)



Total area: approx. 52.0 sq. metres (559.6 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

ENTRANCE HALL

RECEPTION ROOM 22' 2" x 9' 10" (6.76m x 3m)

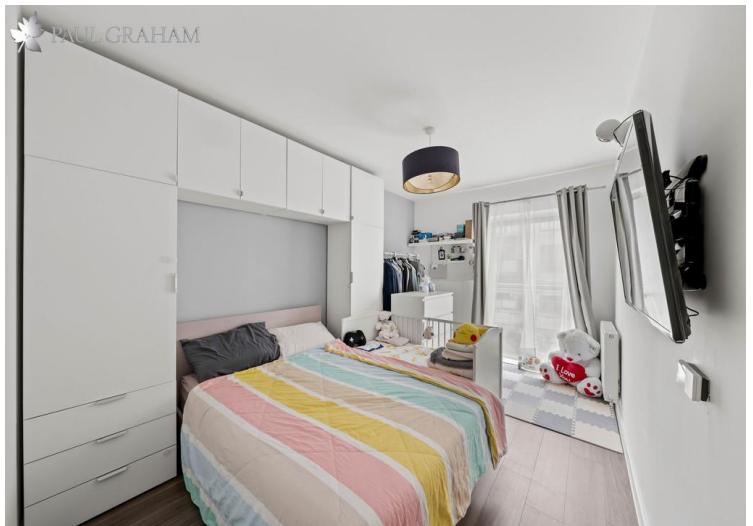
KITCHEN 7' 9" x 5' 11" (2.36m x 1.8m)

BATHROOM 6' 10" x 6' 6" (2.08m x 1.98m)

BEDROOM 14' 3" x 9' (4.34m x 2.74m)

BALCONY

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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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