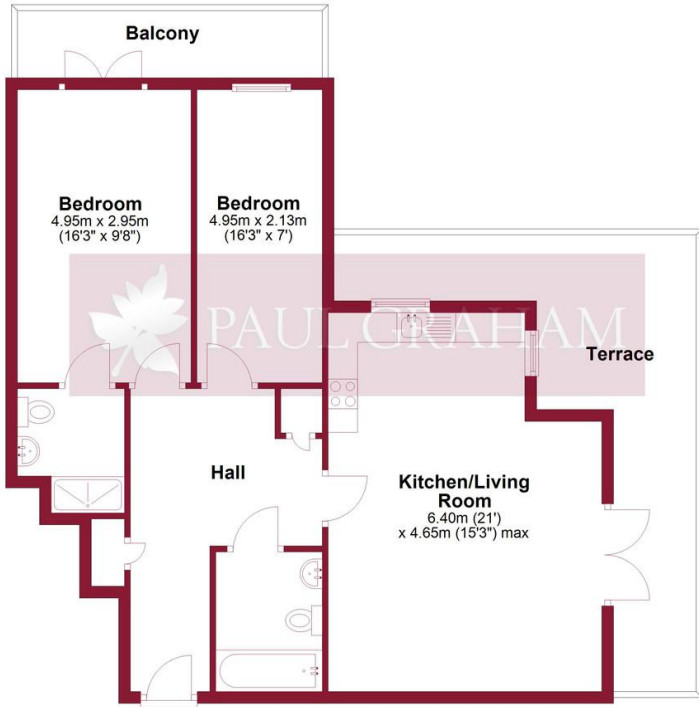




Flat 36, 91 Woodcote Road, Wallington, Surrey, SM6 0PU | **Guide Price £310,000 Leasehold**

Paul Graham are pleased to market this spacious top floor 2 bedroom purpose built flat. Benefitting from a 20'11" reception room with open plan kitchen and doors out to its own southerly facing roof terrace, The 16ft master bedroom has an en-suite shower room and balcony, 16ft 2nd bedroom and family bathroom. The property comes with an allocated parking space in a gated underground car park, comes with and a long lease and viewing is highly recommended.

Third Floor
Approx. 75.3 sq. metres (810.9 sq. feet)
(excluding Balcony, Terrace)



Total area: approx. 75.3 sq. metres (810.9 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 20' 11" x 15' 2" max (6.38m x 4.62m)

SUN TERRACE 24' 0" x 12' 3" max (7.32m x 3.73m)

OPEN PLAN KITCHEN

MASTER BEDROOM 16' 1" x 9' 8" (4.9m x 2.95m)

EN SUITE SHOWER ROOM 6' 9" x 5' 11" (2.06m x 1.8m)

BALCONY

BEDROOM 2 16' 1" x 6' 11" (4.9m x 2.11m)

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

ALLOCATED PARKING

GATED UNDERGROUND CAR PARK

GOOD LEASE



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		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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