

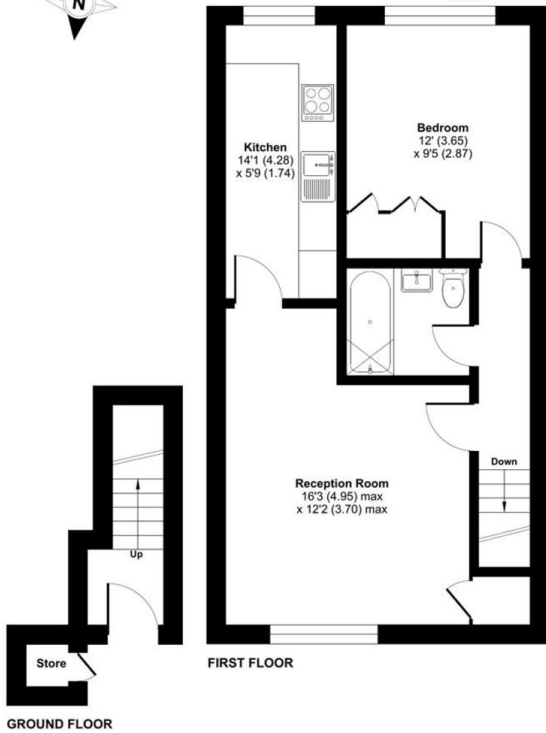


**37 Sunkist Way, Wallington, Surrey, SM6 9LQ | Guide Price £235,000 Leasehold**

Paul Graham are pleased to market this stunning 1st floor maisonette. Benefitting from its own front door with internal stairs leading up to 1st floor where you will find the current owners fully renovated the property. Situated in a quiet residential development, features include loft storage, over 900 years lease, no set service charges and peppercorn ground rent and comes with an allocated parking space. Viewing is highly recommended on this no chain property.

**Sunkist Way, Wallington, SM6**

Approximate Area = 516 sq ft / 47.9 sq m  
 Outbuilding = 5 sq ft / 0.5 sq m  
 Total = 521 sq ft / 48.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2020.

**OWN FRONT DOOR**

**STAIRS TO 1ST FLOOR**

**RECEPTION ROOM** 16' 3" reducing to 11' 11" x 12' 2" (4.95m x 3.71m)

**KITCHEN** 14' x 5' 8" (4.27m x 1.73m)

**BEDROOM** 11' 11" x 9' 4" (3.63m x 2.84m)

**BATHROOM** 6' 2" x 5' (1.88m x 1.52m)

**LOFT STORAGE**

**ALLOCATED PARKING**

**OVER 900 YEAR 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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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