

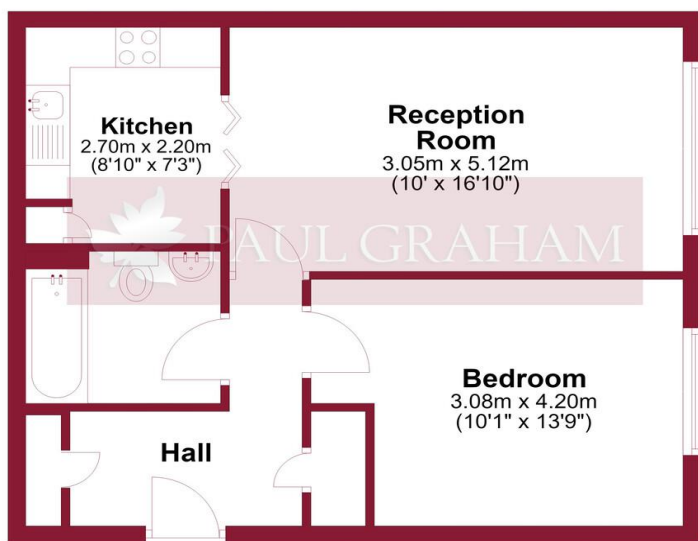


Flat 3, 15 Brambledown Road, South Wallington, Surrey, SM6 0TH | £220,000 Leasehold

Paul Graham are pleased to offer this well positioned one bedroom ground floor apartment, situated on a desirable tree lined road in the sought after south side of Wallington. Offered with vacant possession and a long lease, this attractive property represents an excellent opportunity for first-time buyers and investors looking for a home in a highly convenient location.

Ground Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



Total area: approx. 46.2 sq. metres (497.8 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

LOUNGE 16' 10" x 10' 0" (5.13m x 3.05m)

KITCHEN 8' 10" x 7' 3" (2.69m x 2.21m)

BEDROOM 13' 9" x 10' 1" (4.19m x 3.07m)

BATHROOM

GARAGE EN BLOC

COMMUNAL GARDENS

NO CHAIN

LONG 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		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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