

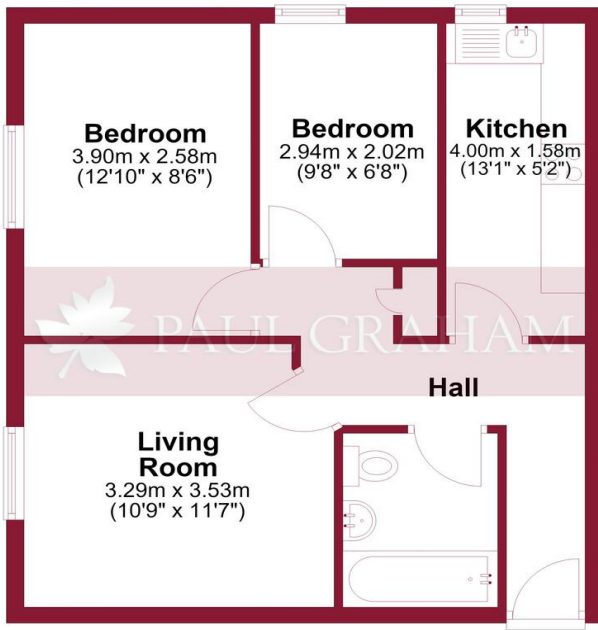


Flat 2, 4 Primrose Close, Hackbridge, Surrey, SM6 7HJ | **£250,000 Freehold**

Offered for sale with no chain, this two bedroom ground floor flat has a modern interior and would make an ideal first time home or investment property. Located on the popular Flowers development, the property is conveniently positioned for both Hackbridge station and local shops.

Ground Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



Total area: approx. 46.6 sq. metres (502.1 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 11' 7" x 10' 9" (3.53m x 3.28m)

KITCHEN 13' 1" x 5' 2" (3.99m x 1.57m)

BEDROOM 1 12' 10" x 8' 6" (3.91m x 2.59m)

BEDROOM 2 9' 8" x 6' 8" (2.95m x 2.03m)

BATHROOM

ALLOCATED PARKING

LONG LEASE

OFFERED WITH 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
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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