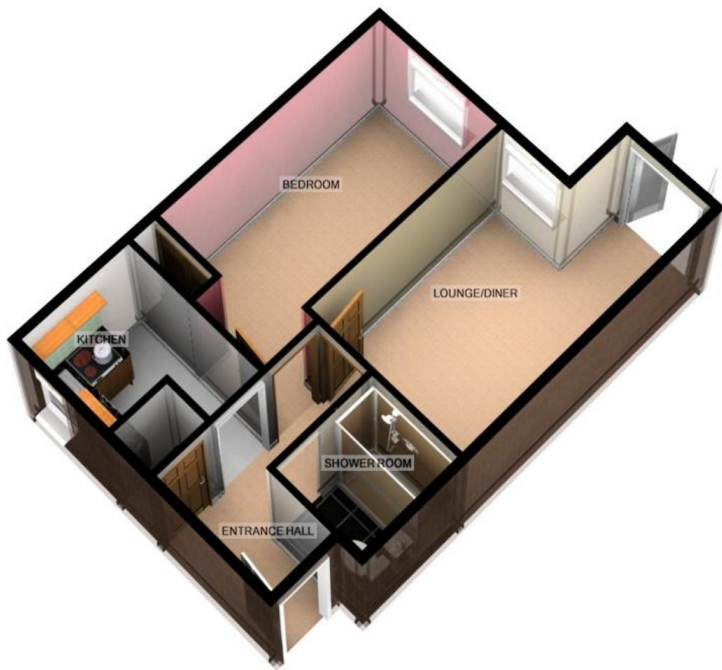




Flat 1, Windsor Court, 156 Woodcote Road, South Wallington, Surrey, SM6 0PA | **Guide Price £200,000**

Paul Graham are pleased to offer for sale this 1 bedroom ground floor apartment located on the south side of Wallington. The property which is offered for sale with no onward chain and will benefit from an extended lease (upon completion) comprises lounge/diner with door to communal gardens, kitchen, double bedroom and wet room. There is also an allocated parking space.



TOTAL APPROX. FLOOR AREA 440 SQ.FT. (40.9 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2018

ENTRANCE HALL

LOUNGE/DINER 16' 9 wp" x 9' 11" (5.11m x 3.02m)

KITCHEN 8' 11" x 6' 9" (2.72m x 2.06m)

BEDROOM 16' 4" x 8' 11" (4.98m x 2.72m)

WET ROOM

COMMUNAL GARDENS

ALLOCATED PARKING

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.

Energy Performance Certificate HM Government

Windsor Court, 196, Woodcote Road, WALLINGTON, SM6 8PA

Dwelling type: Ground floor flat Reference number: 8101-7733-0726-8227-1463
 Date of assessment: 27 April 2018 Type of assessment: RiSAP, existing dwelling
 Date of certificate: 27 April 2018 Total floor area: 42 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 4,868

Over 3 years you could save: £ 471

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 111 over 3 years	£ 111 over 3 years
Heating	£ 1,050 over 3 years	£ 630 over 3 years
Hot Water	£ 444 over 3 years	£ 387 over 3 years
Totals	£ 1,605	£ 1,134

You could save £ 471 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

Very energy efficient - best building costs

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Hot water efficient - higher heating costs

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Floor insulation (suspended floor)	£800 - £1,200	£ 228
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 33
3. High heat retention storage heaters	£800 - £1,200	£ 159

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk