



PAUL GRAHAM



1 Wandle Lodge, Wandle Court Gardens, Beddington, Surrey, CR0 4SR | **Guide Price £280,000 Leasehold**

Paul Graham are pleased to market this good sized 2 bedroom ground floor purpose built flat. Situated on a quiet no through road in Beddington. Features include a 15 ft reception room with parquet wood floor, a modern separate kitchen, white suite bathroom and 2 bedrooms. The property also comes with off street parking and a massive communal garden. Viewing is recommended.

Ground Floor

Approx. 52.5 sq. metres (564.8 sq. feet)



ENTRANCE HALL

RECEPTION ROOM 15' 6" x 11' 7" (4.72m x 3.53m)

KITCHEN 8' 4" x 8' 3" (2.54m x 2.51m)

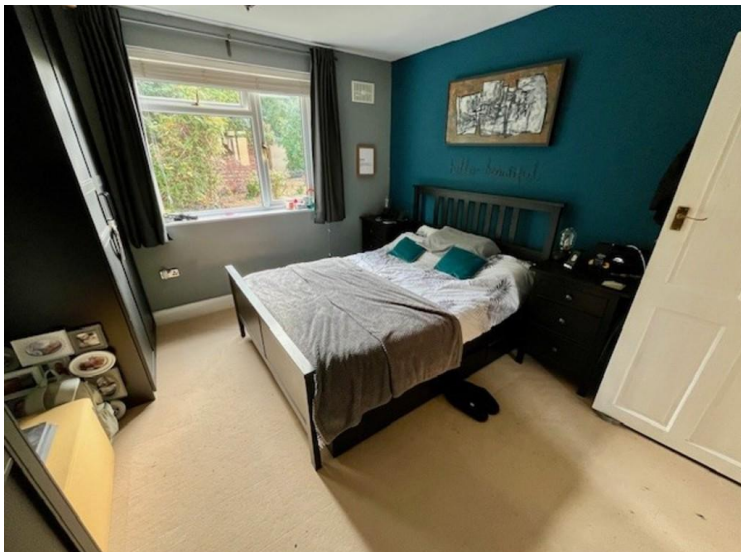
BEDROOM 1 11' 10" x 11' 5" (3.61m x 3.48m)

BEDROOM 2 8' 6" x 7' 11" (2.59m x 2.41m)

BATHROOM 6' 4" x 5' 5" (1.93m x 1.65m)

OFF ROAD PARKING

LARGE COMMUNAL GARDEN



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		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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