

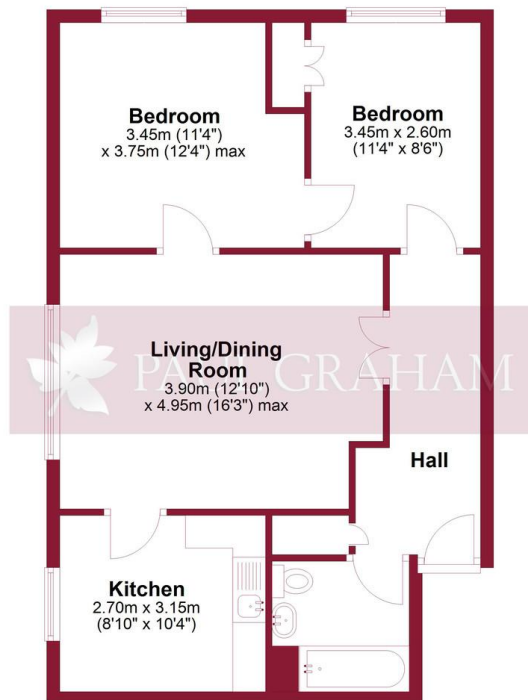


53 Banfor Court, Ross Road, Wallington, Surrey, SM6 8QU | **Guide Price £230,000 Leasehold**

Paul Graham are pleased to market this 2 bedroom flat, situated a 'stones throw' from Wallington town centre which boasts a selection of shops, amenities and mainline station, this 5th floor purpose built apartment would make an ideal first time home or investment opportunity as it requires modernisation. A communal lift provides access to the apartment. The spacious entrance hall leads into the lounge, with far reaching views, kitchen, 2 good size bedrooms and bathroom. Benefits include a long lease, garage en bloc, basement storage and communal drying balcony and a communal garden. Viewing is recommended on this no chain property.

Fifth Floor

Approx. 63.7 sq. metres (686.1 sq. feet)



Total area: approx. 63.7 sq. metres (686.1 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

LIFT TO ALL FLOORS

ENTRANCE HALL

RECEPTION ROOM 16' 3" x 12' 7" (4.95m x 3.84m)

KITCHEN 10' 4" x 8' 9" (3.15m x 2.67m)

BEDROOM 1 12' 1" x 11' 3" (3.68m x 3.43m)

BEDROOM 2 11' 2" x 8' 7" (3.4m x 2.62m)

BATHROOM 6' 9" x 6' 6" (2.06m x 1.98m)

5TH FLOOR

LONDON SKYLINE VIEWS

GARAGE EN-BLOCK

LONG 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	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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