



PAUL GRAHAM

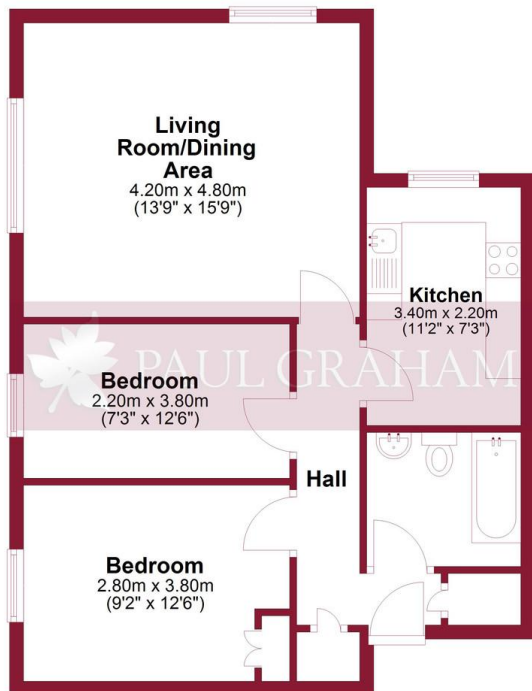


Flat 6 Chestnut Court, Beddington Gardens, Wallington, Surrey, SM6 0HW | **£325,000 Leasehold**

Paul Graham are delighted to present this first floor apartment which boasts a double aspect lounge/diner and a fitted kitchen. There are two good size bedrooms, one with built in wardobes, a family bathroom and a garage en bloc. The property benefits from gas central heating and the lease will be extended upon completion.

First Floor

Approx. 59.5 sq. metres (640.1 sq. feet)



Total area: approx. 59.5 sq. metres (640.1 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

STAIRS TO THE FIRST FLOOR

ENTRANCE HALL

LOUNGE/DINER 15' 9" x 13' 9" (4.8m x 4.19m)

KITCHEN 11' 2" x 7' 3" (3.4m x 2.21m)

BEDROOM 1 12' 6" x 9' 2" (3.81m x 2.79m)

BEDROOM 2 12' 6" x 7' 3" (3.81m x 2.21m)

BATHROOM

GARAGE EN BLOC

GAS CENTRAL HEATING



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		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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