



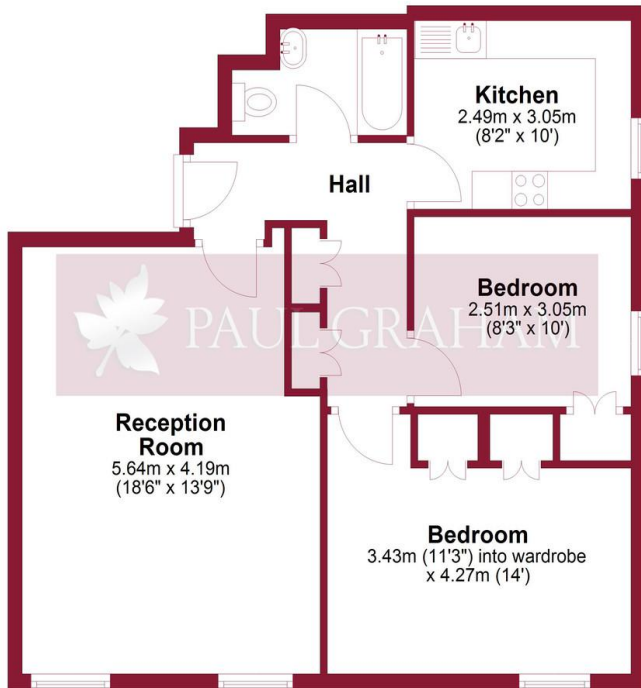
33 Rosemount, Clarendon Road, Wallington, Surrey, SM6 8RW | **Guide Price £255,000 Leasehold**

Paul Graham are pleased to market this good sized 2 bedroom, 11th floor purpose built flat.

Situated in Wallington town centre and close to all the local amenities. The communal entrance which has recently been renovated has lift access to all floors. The property comes with a parking permit for a sheltered fenced off resident's car park. Features include a 18ft Reception with amazing views over the surrounding area, 2 good size bedroom a separate kitchen and a family bathroom. Viewing is recommended.

## Eleventh Floor

Approx. 65.1 sq. metres (701.2 sq. feet)



Total area: approx. 65.1 sq. metres (701.2 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** 18' 6" x 13' 8" (5.64m x 4.17m)

**KITCHEN** 9' 9" x 8' 3" (2.97m x 2.51m)

**BEDROOM 1** 13' 1" x 11' 2" (3.99m x 3.4m)

**BEDROOM 2** 9' 10" x 8' 4" (3m x 2.54m)

**BATHROOM** 8' 3" x 5' (2.51m x 1.52m)

## 11TH FLOOR

## GREAT VIEWS OF SURROUNDING AREA

## PARKING PERMIT

## SHELTERED RESIDENTS CAR PARK



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	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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## CARSHALTON

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