



PAUL GRAHAM



Flat 4, Kensington Court, 108 Manor Road, Wallington, Surrey, SM6 0DW | **£255,000 Leasehold**

Paul Graham are delighted to present this modern first floor apartment in a block of only six apartments which is conveniently positioned for Wallington town centre and station. The property boasts an open plan living area with door leading out to the private balcony, fitted kitchen, double bedroom and bathroom. Other benefits include a long lease and gated allocated parking.

## COMMUNAL ENTRANCE

## STAIRS TO THE FIRST FLOOR

## ENTRANCE HALL

**OPEN PLAN LOUNGE** 14' 1" x 10' 10" (4.29m x 3.3m)

**KITCHEN** 10' 10" x 8' 6" (3.3m x 2.59m)

**DOUBLE BEDROOM** 12' 6 max" x 9' 3" (3.81m x 2.82m)

## BATHROOM

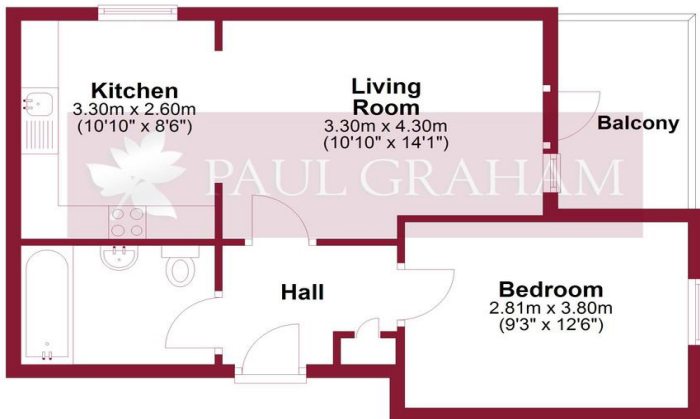
## PRIVATE BALCONY

## GATED PARKING

## LONG LEASE

### First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 43.1 sq. metres (463.8 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.



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

## WALLINGTON

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