



PAUL GRAHAM



1 Loxwood Court, 2 Mortlake Close, Beddington, Surrey, CR0 4SW | **Guide Price £269,950 Leasehold**

Paul Graham are pleased to market this well presented 2 bedroom ground floor purpose built flat. Situated in a quiet residential road close to Beddington Park and Waddon train station. Features include a 21 ft reception room with a custom built bar, separate kitchen, 2 good size bedrooms and a white suite family bathroom. Comes with an allocated parking space and its own bike storage. viewing is recommended on this no chain property.

COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION ROOM 21' 9" x 12' (6.63m x 3.66m)

KITCHEN 9' 8" x 7' 1" (2.95m x 2.16m)

BEDROOM 1 10' 9" x 10' (3.28m x 3.05m)

BEDROOM 2 11' x 6' 10" (3.35m x 2.08m)

BATHROOM 6' 11" x 6' 9" (2.11m x 2.06m)

ALLOCATED PARKING

OWN BIKE STORAGE

NO CHAIN

Approximate Gross Internal Area 654 sq ft - 61 sq m



Ground Floor



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		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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