

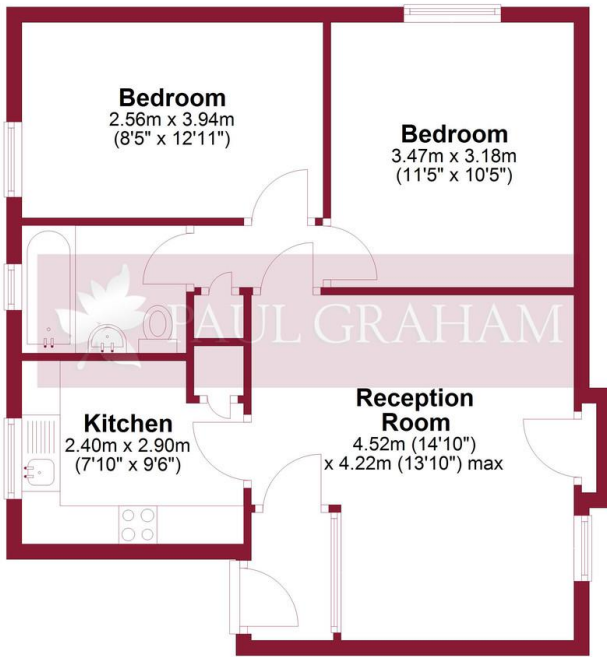


4 Alcester Court, Alcester Road, Wallington, Surrey, SM6 8BD | **Guide Price £275,000 Leasehold**

Paul Graham are pleased to market this spacious and well presented 2 bedroom first floor flat. Features include a good size reception room with a separate kitchen, 2 double bedrooms and a family bathroom. Situated close to Wallington Town Centre and all the local amenities Wallington has to offer. The current owner is extending the lease and is selling the property with no chain. Viewing is recommended.

Ground Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



Total area: approx. 55.0 sq. metres (591.7 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

ENTRANCE HALL

RECEPTION ROOM 14' 10" x 13' 9" (4.52m x 4.19m)

KITCHEN 9' 5" x 7' 9" (2.87m x 2.36m)

INNER HALL

BEDROOM 1 11' 6" x 10' 5" (3.51m x 3.18m)

BEDROOM 2 12' 10" x 8' 5" (3.91m x 2.57m)

BATHROOM 6' 9" x 5' 5" (2.06m x 1.65m)

LEASE BEING EXTENDED

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

WALLINGTON

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