

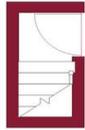


14C The Chase, Wallington, Surrey, SM6 8LY | **Guide Price £280,000 Leasehold**

Paul Graham are pleased to present this well presented top floor conversion apartment which is situated ideally for commuters with Waddon station, tram and bus routes all closeby. The accommodation boasts two bedrooms, an open plan living area, fitted kitchen with built in appliances and a modern bathroom. Other benefits include ample storage, allocated parking, a private garden and a long lease.

First Floor

Approx. 1.7 sq. metres (18.0 sq. feet)



Second Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



Total area: approx. 57.5 sq. metres (618.7 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

STAIRS TO THE TOP FLOOR

ENTRANCE HALL

OPEN PLAN LIVING AREA/KITCHEN 15' 5" x 12' 6" (4.7m x 3.81m)

BEDROOM 1 13' 5" x 10' 7" (4.09m x 3.23m)

BEDROOM 2 9' x 9' (2.74m x 2.74m)

BATHROOM

PRIVATE GARDEN

ALLOCATED PARKING

LONG LEASE



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 |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

WALLINGTON

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