

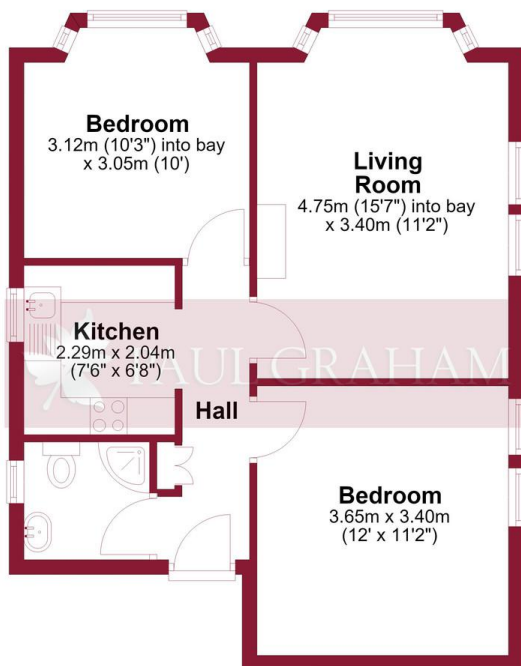


7 Wandle Court, Bridges Lane, Beddington, CR0 4SG | **Guide Price £259,500 Leasehold**

Paul Graham are pleased to market this bright, two double bedroom flat beside the River Wandle, with residents' parking and a communal garden. Situated on the second floor of this purpose-built block, the flat features a welcoming reception room with a bay window and a further side window bringing in light from two directions. A separate kitchen and windowed shower room complement the two double bedrooms, with the second bedroom currently accommodating both a bed and a home-working area. Viewing is recommended on this no chain property.

Second Floor

Approx. 50.3 sq. metres (541.1 sq. feet)



Total area: approx. 50.3 sq. metres (541.1 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 15' 7" x 11' 2" (4.75m x 3.4m)

KITCHEN 7' 6" x 6' 8" (2.29m x 2.03m)

BEDROOM 1 12' x 11' 2" (3.66m x 3.4m)

BEDROOM 2 10' 3" x 10' (3.12m x 3.05m)

SHOWER ROOM

RESIDENTS PARKING

COMMUNAL GARDEN

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	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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