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**Waterman House Estates**



## **Bishopsford Road, Morden, SM4 6BE**

**Asking price £285,000**

We are pleased to bring to the market this 2 BEDROOM PURPOSE BUILT FLAT. The property comprises of 2 GREAT SIZE BEDROOMS, a LARGE RECEPTION ROOM with BALCONY plus the kitchen and bathroom. The flat also benefits from a GARAGE.

Located in Morden, this property has great transport links and is close to all local amenities.

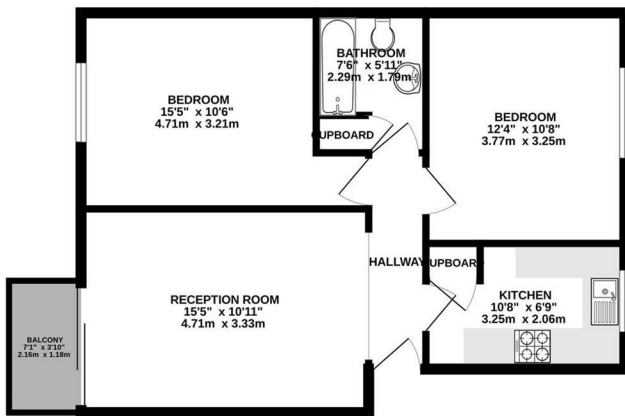
Council Tax Band - C



**Flat 19, 90, Grosslea Bishopsford Road, Morden, SM4 6BE**



**GROUND FLOOR**  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of floor, window, ceiling and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances cannot be held out as guaranteed, as to their opportunity or efficiency can be given. March 2018 Version 02/22

**Energy Efficiency Rating**

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|   | <b>79</b> | <b>82</b> |

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |