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## **Epsom Road, Morden**

**FOR SALE BY AUCTION:** A spacious first floor apartment for modernisation, with pleasant views and a private garden, just a couple of minutes' walk from St Helier station. No Chain.

**£195,000**

01992 **87 85 80**

## Overall Description

**FOR SALE BY AUCTION:** This property is being sold by auction from 10am on December 11th with our auction partners, Network Auctions, so please register on their website ([www.networkauctions.co.uk](http://www.networkauctions.co.uk)) for LOT 4 - see full auction details below. This is a first floor apartment in this 1950's property situated opposite Morden Park Golf Course, over which it has views, and which would benefit from modernisation. The apartment has a staircase leading to its own front door which opens into the entrance hall, sitting room with wall-mounted electric fire and the kitchen. There are two double bedrooms at the rear overlooking the garden and a shower-room. The property has gas central-heating and double-glazed windows. To the rear is a private garden with timber decking. The property is being sold with no chain and has a long lease of around 110 years.

## Auction Details

The property is being sold by online auction on Thursday the 11th of December with a Guide Price of £195,000+. To access the legal pack including structural engineer's report, please go to the Network Auctions web site, click on the "catalogues" button and then on the December 11th auction - it is LOT 4. The seller is recovering a contribution of 1% plus VAT towards their auction costs (see legal pack special conditions), the auctioneers charge the successful bidder a buyers administration fee of £1,750 plus VAT. **THE PROPERTY IS NOT AVAILABLE TO PURCHASE BEFORE THE AUCTION.**

## Location

This first floor apartment sits in an elevated position with views across to Morden Park with its golf club, cricket club and leisure centre. St Helier railway station is just a couple of minute's walk away with regular trains into London St Pancras (via the City), as well as to St Albans to the north and Sutton to the south. There are bus stops just down the road to Putney Bridge and Hackbridge Reynold's Close. There is a Sainsburys Local and Londis supermarket around a five minute walk away and a good selection of High St shops and other amenities in Sutton to the south and Merton to the north. The Morden Primary School and Perseid Lower School are both walking distance. The Harvester George Morden with its restaurant and bar is just diagonally across the road.

## Accommodation

Steps lead up to the front door into the:

### Entrance Hall 10' x 2'10 (3.05m x 0.86m)

Dado rail. Radiator with cover. Storage cupboard. Loft hatch.

### Sitting Room 14' x 10'

Window to front with a pleasant view across to Morden Park Golf Course. Wall-mounted electric fire. TV aerial point. Telephone point. Radiator.

### Kitchen 7'6 x 7'4 (2.29m x 2.24m)

Windows to front and side. Kitchen units with roll-top work surfaces and stainless steel sink unit. Electric oven with gas hob. Extractor fan. Space for fridge/freezer. Space and plumbing for washing-machine. Wall-mounted gas boiler.

### Bedroom One 12'1 x 10'4 (3.68m x 3.15m)

Bay window to rear overlooking the garden. Radiator with cover.

### Bedroom Two 12'8 x 8'8 (3.86m x 2.64m)

Window to rear. Radiator with cover.

### Shower Room 7'6 x 6'7 (2.29m x 2.01m)

Frosted window to side. Fitted shower cubicle with curved shower doors. Low-level WC. Wash-hand basin. Tiled walls and floor. Heated towel-rail. Spotlights.

## Outside

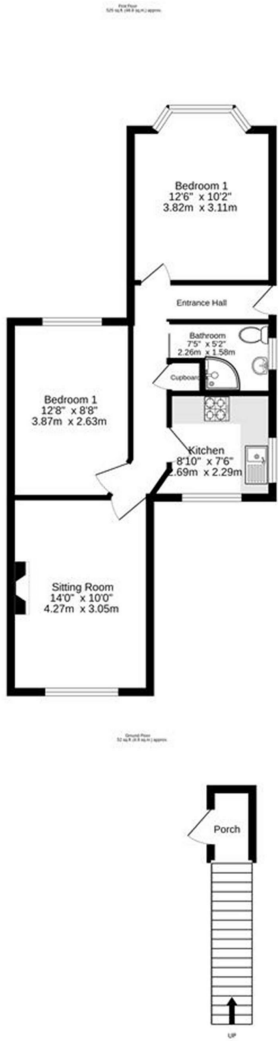
To the side of the property a path leads past the bin store to a gate leading into the private back garden. This has a lawn, area of raised decking, fish tank with pump, garden tap and fencing for privacy. There is a further area of private garden to the front on the far left behind the low fence as you look towards the road. The property has no allocated parking although you can park up the side streets.

## Services and Other Information

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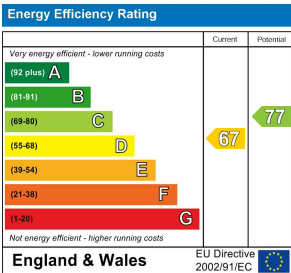


Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. Leasehold: 125 years from the 3rd of October 2011 (so c.110 years remaining). Ground Rent £150pa. No Service charge. Building Insurance c:£306pa. Council Tax Band: C.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.