

FOR SALE



Orchid Lodge, Mitcham CR4

Guide Price £260,000 Leasehold

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Property Description

We are delighted to present this charming one-bedroom purpose-built flat located at Orchid Lodge, Mitcham CR4. Situated in a quiet, well-established residential area, this property offers a fantastic opportunity for first-time buyers, professionals. This property is offered Chain Free.

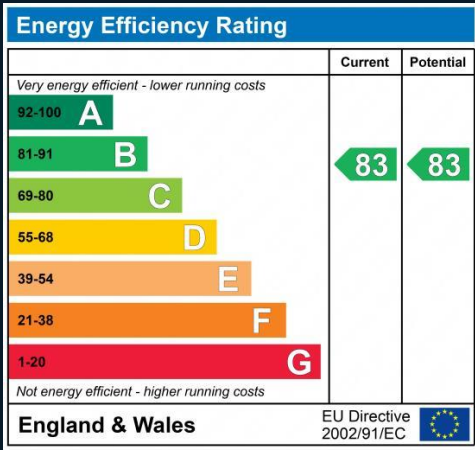
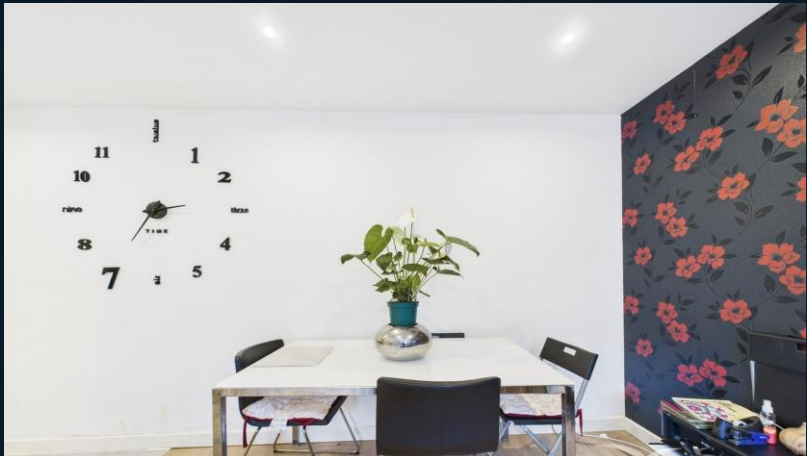
The flat features a bright and spacious living area, with plenty of natural light creating a welcoming space for relaxation and entertainment. A separate, modern kitchen provides all the essentials, making it easy to prepare meals, while the well-proportioned bedroom offers ample space for a double bed and storage, creating a peaceful retreat. The property also boasts a clean, contemporary bathroom, perfect for everyday use and comes with allocated parking space.

Located close to Mitcham Town Centre, residents benefit from excellent transport links, including nearby bus routes and Mitcham Junction Station, offering direct access to central London and beyond. With a range of local amenities including shops, parks, and schools within easy reach, the flat is ideal for those seeking a modern home in a prime location.

Orchid Lodge is a well-maintained development, offering a secure and peaceful living environment. This is an excellent opportunity for those looking to invest or settle in a highly accessible area.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.







523.45 ft²48.63 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 86 years remaining

Service Charge – £2,000

Ground Rent – £200

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Purpose Built)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
NO



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard/ Superfast/
Ultrafast



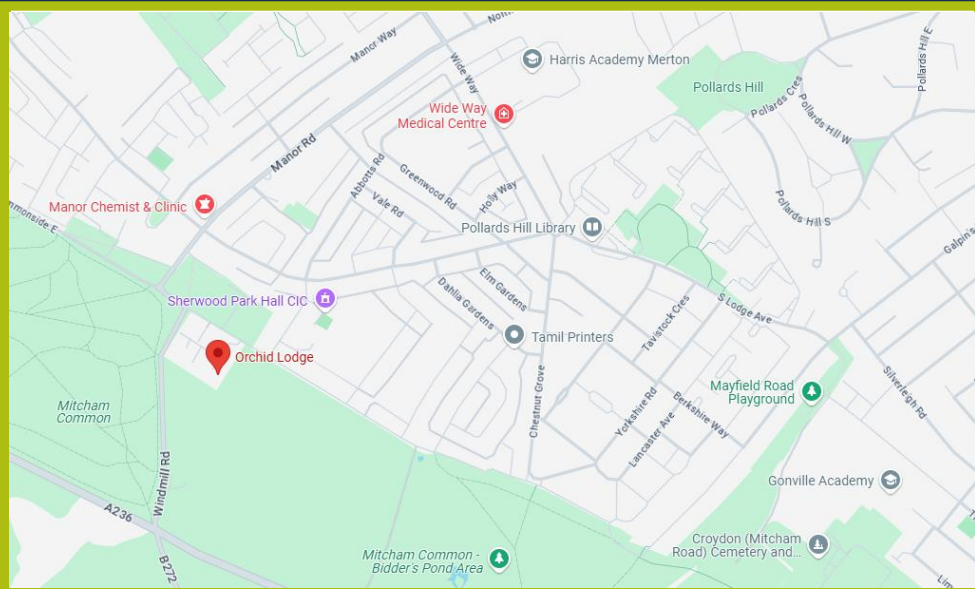
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of risk: Very Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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