

## Jasmine Court Wimbledon, SW19 7JY

**£340,000 Leasehold**



**A well-presented one bedroom, ground floor purpose-built flat with no onward chain and an allocated parking space located close to Wimbledon mainline station. This bright and airy property benefits from wooden flooring throughout, a good sized reception, separate kitchen with integrated appliances, double bedroom with ample fitted wardrobes and a modern family bathroom. Situated next to Leopold Road, the property is only moments away from numerous amenities, bars and restaurants, and a short walk to the open spaces of Wimbledon Common and the Village. In addition there is secure entry, and a long lease recently extended to 2174. This is a superb first time purchase or investment.**

**ALEXANDRA ROAD, SW19**

Approx. Gross Internal Floor Area  
449 Sq. ft/41.68 Sq. m



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>		72	76
(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			
England & Wales		EU Directive 2002/91/EC	



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Ground Floor Purpose Built Apartment
- One Double Bedroom
- Lovely Condition Throughout
- Allocated Parking Space
- Walking Distance to Wimbledon Mainline Station and District Line
- No Onward Chain
- Leasehold - 150 years remaining
- Annual Service Charges - £1,813.27 Annual Ground Rent - £120
- EPC Rating C
- Council Tax Band C

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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