

Nairn Court Wimbledon, SW19 8QT

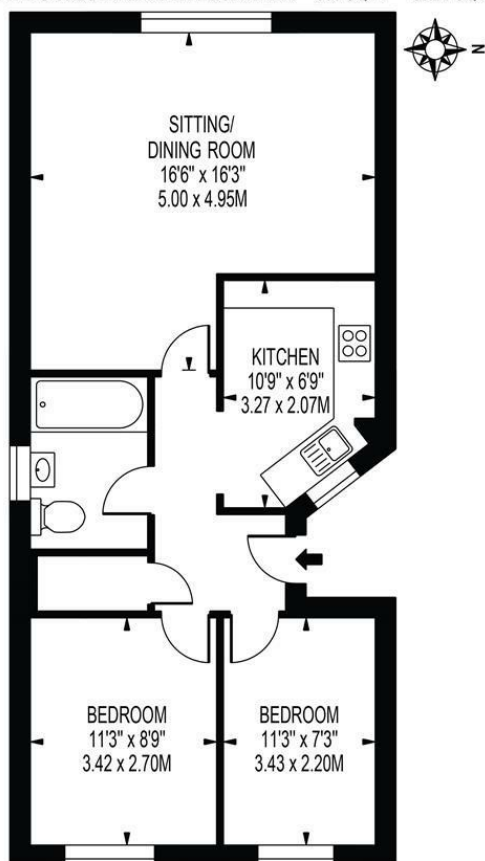
£450,000 Leasehold



A well presented two bedroom purpose built apartment located in the ever popular South Park Gardens area of Wimbledon. This property has the convenience of its own front door, spacious lounge/dining room, large double bedroom, second single bedroom/study and the added benefit of gated allocated off-street parking. Being so close to the amenities and transport links that Wimbledon has to offer should appeal to first time buyers and investors alike.

NAIRN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 606 SQ FT - 56.27 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- South Park Gardens Location
- Two Bedrooms
- Large Lounge
- Bathroom
- Gated Off Street Parking
- Service Charge: £1800 per annum (Includes Building Insurance)
- Ground Rent: £200 per annum
- Leasehold: approx. 89 Years Remaining
- Current EPC Rating - C
- Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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