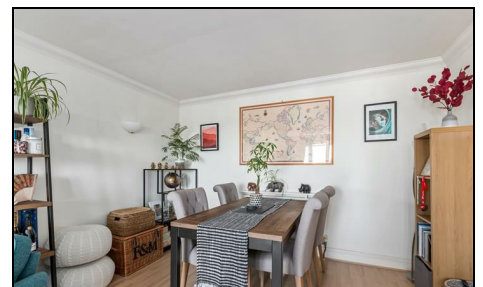


Regency Court Wimbledon, SW19 3SF

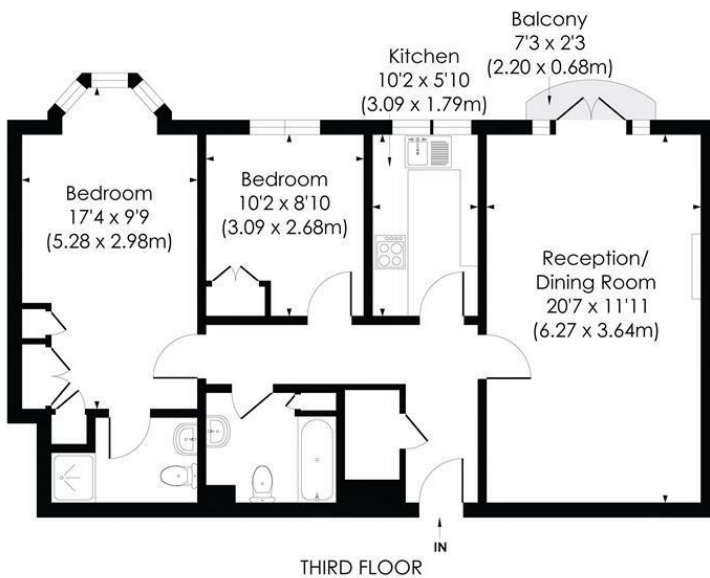
£560,000 Leasehold



With two large double bedrooms and two bathroom this exceptionally spacious modern apartment is sold with allocated underground parking and located just moments from Wimbledon town centre. This well proportioned apartment has a large lounge/diner with balcony enjoying a bright western aspect, separate kitchen, master bedroom with en-suite, further double bedroom and a family bathroom. With the added benefit of secured entry, a lift and being within the catchment area of sought after local schools this is a fantastic investment or first time purchase.

HARTFIELD ROAD, SW19

Approx. Gross Internal Floor Area
779 Sq. ft/72.35 Sq. m



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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.

- Two Double Bedrooms
- Spacious Lounge / Dining Room
- Allocated Secured Underground Parking
- Wimbledon Town Centre Location
- Excellent Local Schools
- Service Charge - £3,336.10 per annum (figure includes £697.50 toward reserve fund)
- Ground Rent - £175.00 per annum
- Leasehold - 125 Years from 24th June 1999 (approx. 99 Years Remaining)
- EPC Rating B
- Council Tax Band E



Energy Efficiency Rating	
	Current
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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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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