

## Martin Way Morden, SM4 4AR

**£1,500 PCM**



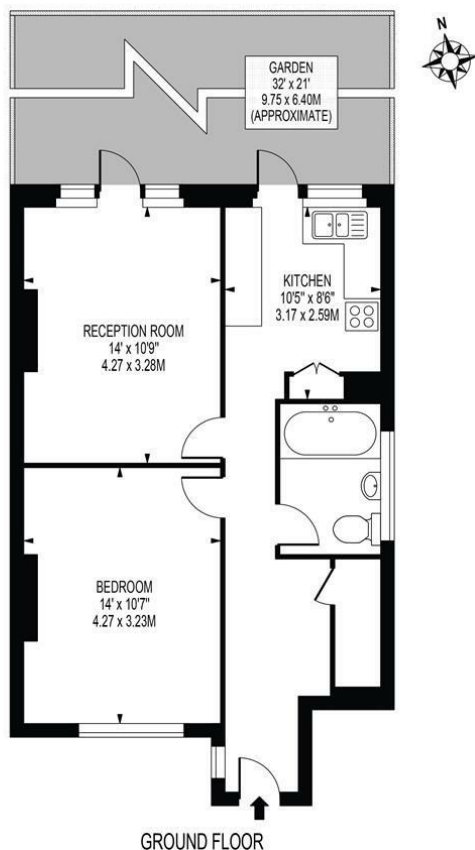
Modernised, spacious GROUND FLOOR one bedroom flat with PRIVATE GARDEN, situated 0.7 miles from Morden tube station and just a few minutes walk to South Merton train station (Thameslink to Central London/Sutton). The property features a brand NEW KITCHEN, good size reception room and bedroom, and modern bathroom. Large hallway that could be used as an office area. Front and rear garden featuring side access.

EPC band D. Council tax band C.

**\*\* CATS CONSIDERED \*\***

## MARTIN WAY

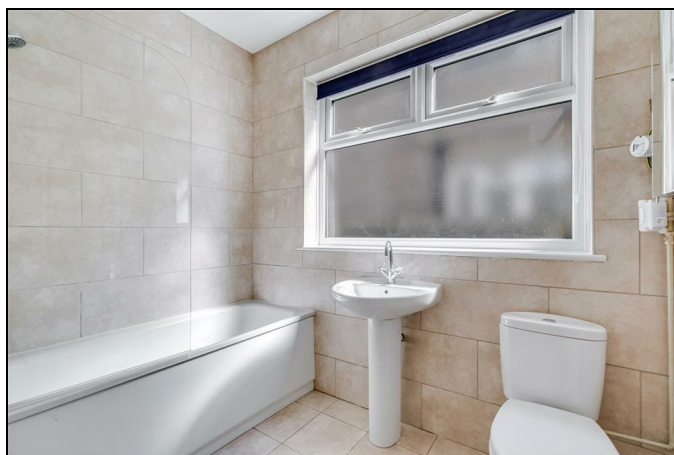
APPROXIMATE GROSS INTERNAL FLOOR AREA: 557 SQ FT - 51.75 SQ M



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.

- Spacious Ground Floor Flat
- Front and Rear Garden
- Cats Considered
- New Kitchen
- Good Size Hall With Space for a Desk
- First Months Rent in Advance
- Five Weeks Security Deposit
- One Weeks Holding Deposit
- EPC Band D
- Council Tax Band C



### 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>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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

**Celebrating 30 years  
of successful Sales and  
Lettings in Merton**

