

Grosvenor Court Morden, SM4 5HQ

£275,000 Leasehold

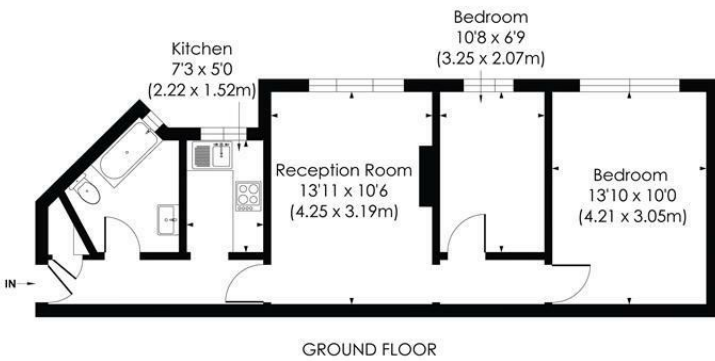


A two bedroom purpose-built apartment, set in a great location close by to Morden Town Centre with excellent transport links including the Northern Line Underground Station, local bus routes and National Rail at Morden South. The flat benefits from being sold with no onward chain and has a good lease length. This would be a great purchase for a first time buyer, or a buy to let investor looking to buy in the area.

LONDON ROAD, SM4

Approx. Gross Internal Floor Area

539 Sq. ft/50.05 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latestRICS 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 Bedroom Apartment
- Ground Floor
- Central Location
- Gas Central Heating
- Double Glazing
- No Onward Chain
- EPC Rating - C
- Merton Council Tax Band - C
- Lease - 189 Years From 01 January 1999
- Ground Rents and Service Charges - TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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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