

## Martin Way Morden, SM4 4AR

Offers In Excess Of £325,000 Leasehold



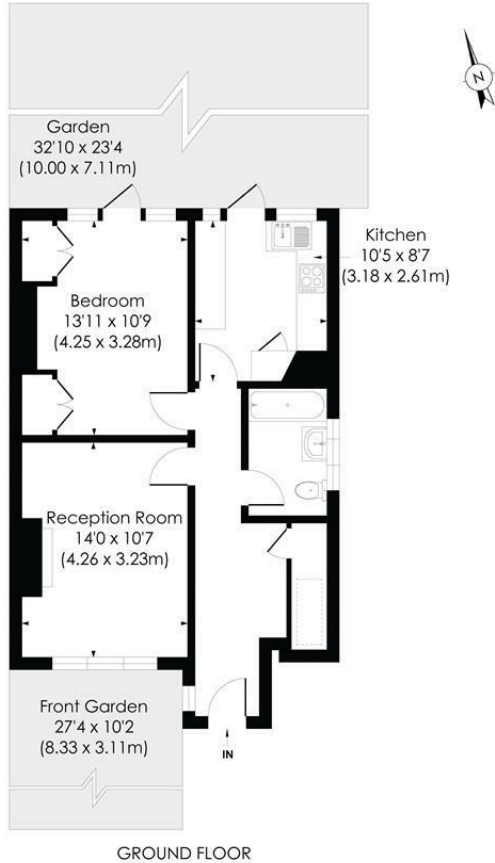
**This lovely one bedroom maisonette with its own spacious private garden and long lease is in a sought after location, situated close to local shops and good transport links. The flat is being offered to the market with the benefit of no onward chain, this is a fantastic property for any buyer looking for their first home.**



**MARTIN WAY, SM4**

Approx. Gross Internal Floor Area

**576 Sq. ft/53.50 Sq. m**



GROUND FLOOR

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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.

- Purpose Built Maisonette
- Private Garden
- Sought after location
- No Onward chain
- Long lease
- Merton Council Tax Band - C
- EPC- C
- Lease 125 years from 19th September 2012
- Service Charge Applies



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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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