

Martin Way Morden, SM4 4AG

£240,000 Leasehold



Martin way is in the heart of Morden, this charming flat on Martin Way offers a delightful living space for those seeking comfort and convenience. Spanning approximately 600 square feet, the property features a well-appointed reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

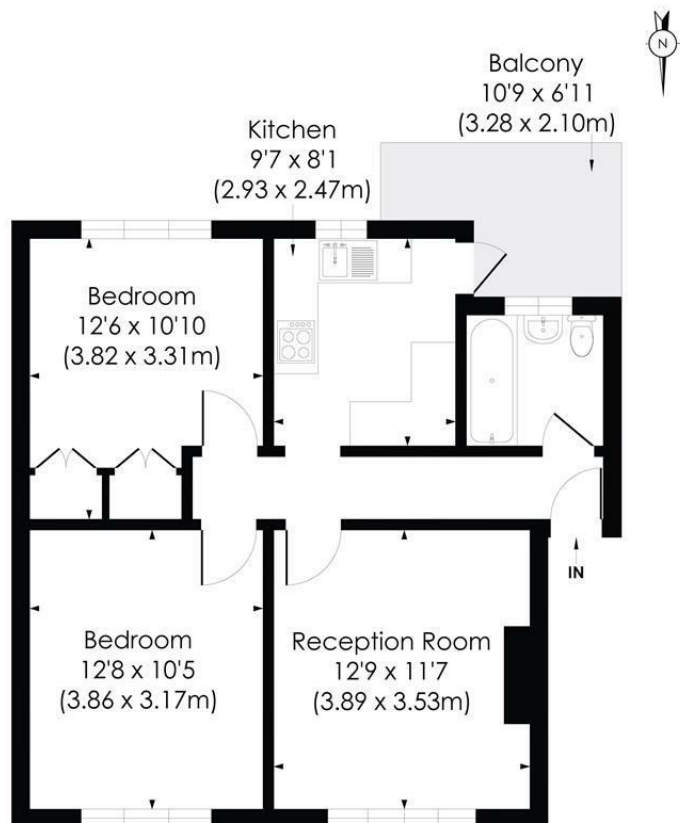
The flat comprises two spacious bedrooms, ideal for a small family or professionals looking for a comfortable home. The bathroom is thoughtfully designed, ensuring functionality and ease of use. The fully fitted kitchen is a standout feature, equipped with modern appliances and ample storage, making it a joy for any home cook.

This property is available to cash buyers only, presenting a unique opportunity for those looking to invest in a desirable location. It is important to note that there are two leases associated with the property, and the estimated cost to extend the lease is approximately £35,000. This consideration may be significant for potential buyers, but it also offers the chance to secure a long-term investment in a thriving area.

MARTIN WAY, SM4

Approx. Gross Internal Floor Area

600 Sq. ft/55.71 Sq. m



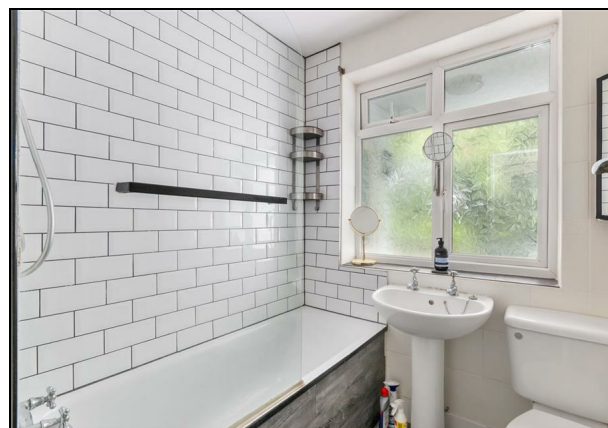
SECOND FLOOR

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PROPERTY MARKETING

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.

- Top Floor Purpose-Built Apartment
- Two Double Bedrooms
- Private Balcony
- Spacious Reception
- Superb Location close to Multiple Transport Links
- No Onward Chain
- Leasehold - 71 Years Remaining
- Annual Ground Rent - £13, Annual Service Charges - £925
- EPC Rating - C
- Merton Council Tax Band - B



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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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