

Martin Way Raynes Park, SW20 9BS

£300,000 Leasehold - Share of Freehold



In stunning condition, a top floor one bedroom share of freehold modern conversion apartment, offered to the market with share of freehold, a long lease of 993 years and no onward chain, enviably located at the top of Martin Way and close to Raynes Park Town Centre (SW20). Comprising a superb open plan kitchen/reception with modern integrated appliances, a separate bathroom and luxury bathroom. The flat is bright and airy with large Velux windows and comes with additional storage in the eaves.

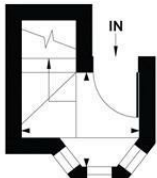
Located a short walk to both Wimbledon Chase Thameslink and Raynes Park Train Station, with Morden Northern Line Tube also in close proximity, this is a brilliant first time purchase or buy to let investment.

MARTIN WAY, SW20

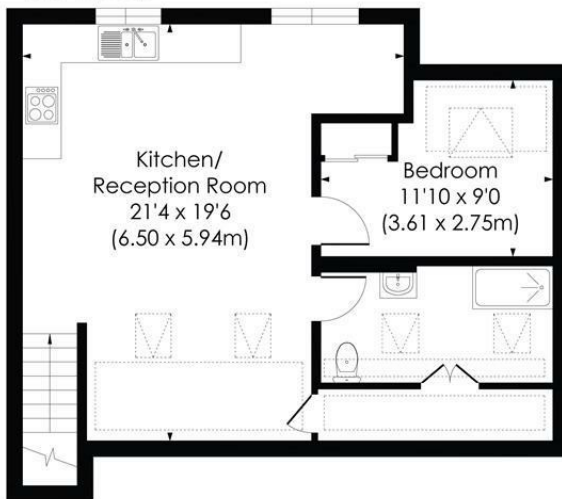
Approx. Gross Internal Floor Area

586 Sq. ft/54.40 Sq. m (Including Reduced Height)

465 Sq. ft/43.20 Sq. m (Excluding Reduced Height)



FIRST FLOOR



SECOND FLOOR



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

- Modern One Bedroom Conversion Apartment
- In Excellent Condition
- Open-Plan Living
- Superb Location in Raynes Park, SW20
- Walking Distance to Multiple Transport Links
- No Onward Chain
- Share of Freehold (993 Years on Underlying Lease)
- Annual Service Charge- £0, No Ground Rent
- EPC Rating - C
- Merton Council Tax Band - C

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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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