

Birchwood Close Morden, SM4 5NH

£240,000 Leasehold

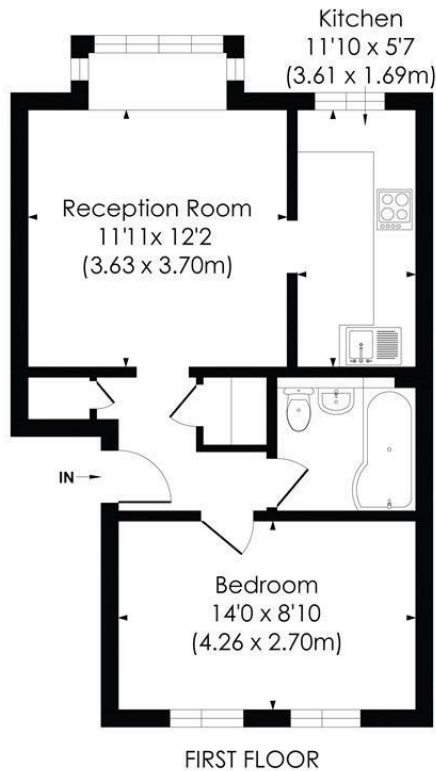


A well presented first floor one double bedroom purpose-built apartment offered to the market with no onward chain and allocated parking, enviably located in a sought after Close next to Morden Town Centre and the Northern Line Tube. Comprising a double bedroom, a modern family bathroom and bright and airy reception opening out onto a separate kitchen. There are also additional storage cupboards accessed in the hallway. Positioned a short walk to the numerous bars, shops and amenities that Morden has to offer as well as Morden Hall Park. With a healthy lease of 150 years remaining, this would be a fantastic purchase for a first time or investment buyer looking to buy in the area.

BIRCHWOOD CLOSE, SM4

Approx. Gross Internal Floor Area

451 Sq. ft/41.87 Sq. m



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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.

- First Floor One Double Bedroom Purpose-Built Apartment
- Well Presented Condition
- Allocated Parking
- Central Location in Morden, SM4
- Short Walk to Morden Northern Line Tube
- No Onward Chain
- Leasehold - 150 Years Remaining
- Annual Service Charges - £1968.70, Annual Ground Rent - Peppercorn
- EPC Rating - C
- Merton Council Tax Band - C



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