

Pollard Road Morden, SM4 6EB

£300,000 Leasehold



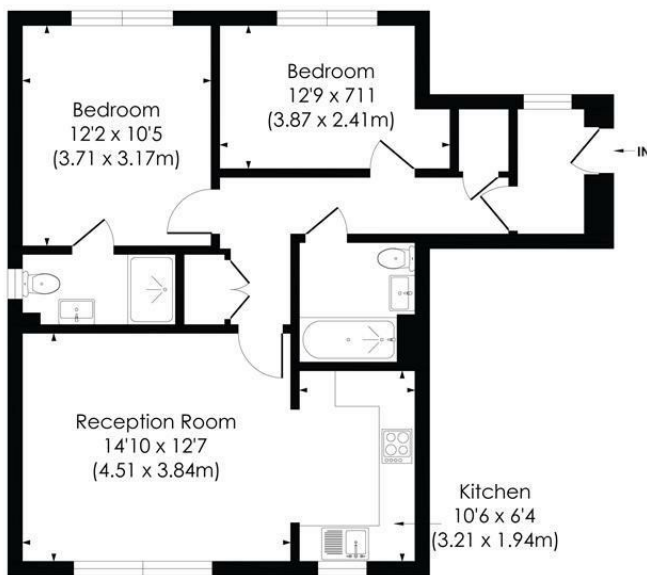
Offered to the market with no onward chain, a spacious and well-presented two bedroom, two bathroom top floor purpose-built apartment with allocated parking and communal gardens. Located at the top of the Wandle area of Morden, close to the Northern Line Tube and benefitting from Mitcham Tramlink and several bus routes providing easy access to the Town Centre and connecting to Central London. The property is situated nearby to desirable primary schools and the notable Morden Hall Park and Ravensbury Park Nature Reserve.

Comprising a bright and airy open-plan kitchen/reception with ample storage throughout the flat, and having a larger than average sq ft for the building, this is a superb first time purchase or buy to let investment.

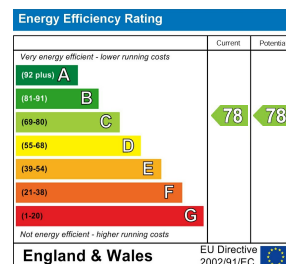
POLLARD ROAD, SM4

Approx. Gross Internal Floor Area

708 Sq. ft/65.78 Sq. m



SECOND FLOOR



- Top Floor Purpose-Built Apartment
- Two Bedrooms
- Two Bathrooms
- Open-Plan Kitchen/Reception
- Allocated Parking & Communal Gardens
- No Onward Chain
- Leasehold - 103 Years Remaining
- Annual Service Charges - £1614 (including Buildings Insurance) Annual Ground Rent - £150
- EPC Rating - C
- Merton Council Tax Band - D

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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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