

**Burlington Road  
Motspur Park, KT3 4NW**

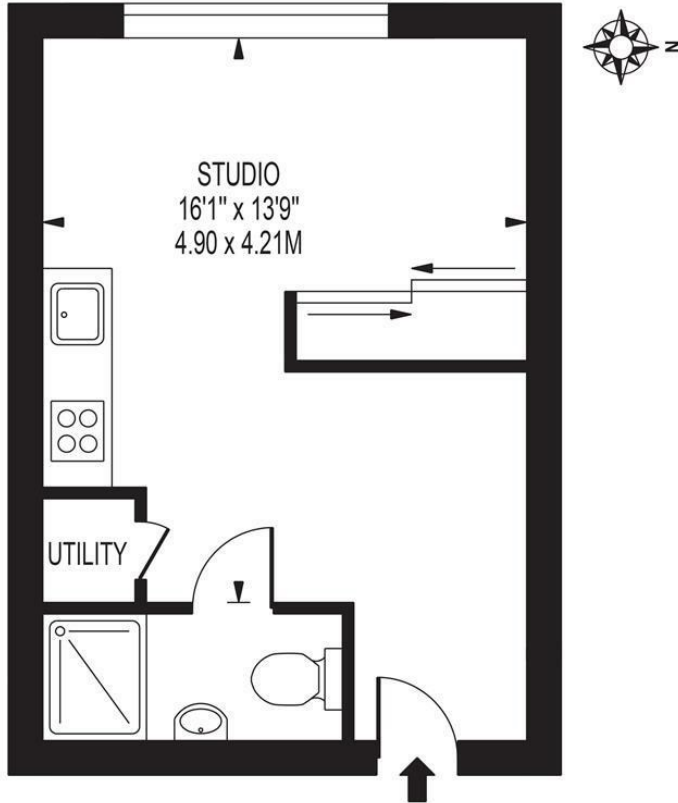
**£215,000 Leasehold**



**This lovely and bright second floor STUDIO APARTMENT (291sqft) with lift access and private gated parking space is located within easy access of Raynes Park, Motspur Park and New Malden Stations and Amenities. A fantastic first time purchase, pied-à-terre or buy to let investment. There is a long lease (117 years remaining), low service charges, double glazing, modern shower room, stylish kitchen and a good amount of built in storage.**

## BRITANNIC HOUSE

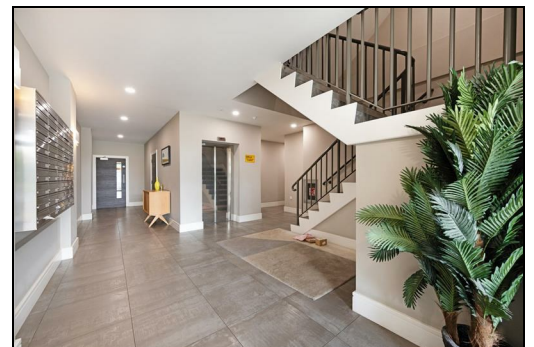
APPROXIMATE GROSS INTERNAL FLOOR AREA: 276 SQ FT - 25.62 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Studio Apartment (291 sqft) With Gated Parking Space
- Second Floor With Lift Access
- Bright West Facing Aspect
- Modern Kitchen And Shower Room
- Easy Access To Motspur Park, Raynes Park And New Malden
- Lease - 117 Years Remaining
- Service Charge - Approx. £1,332 PA
- Ground Rent - £200 PA
- Energy Performance Certification Rating - B
- Council Tax Band - B



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Most energy efficient - higher running costs			
England & Wales		83	83
		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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