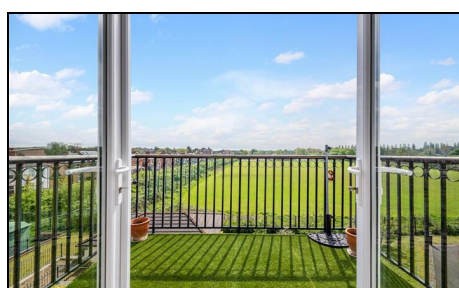


## St. Catherines Close Raynes Park, SW20 9NL

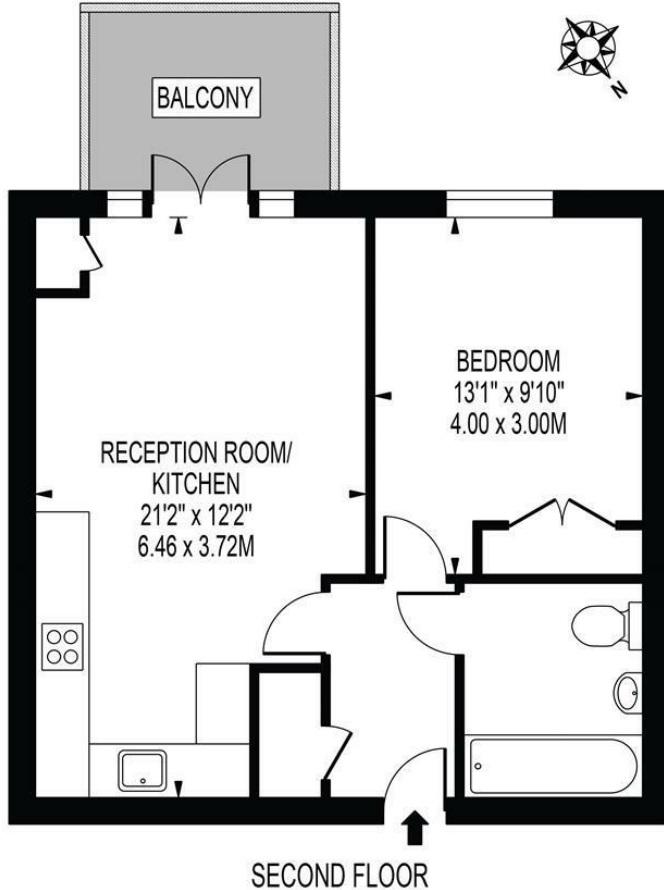
£375,000 Leasehold



This bright and beautifully presented (476 sqft - 44.20 sqm) **ONE DOUBLE BEDROOM**, top floor apartment (built 2014) has a superb South facing balcony, a gorgeous open plan kitchen/reception room, spacious loft storage and allocated parking space. Perfectly located for access to Raynes Park Station (Waterloo), Morden Underground and Motspur Park Station. An excellent first time purchase or downsize move with long lease and no onward chain.

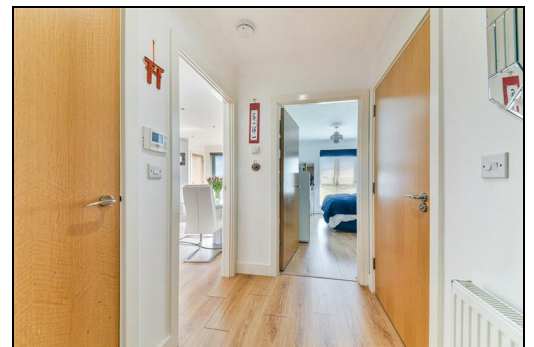
## ST. CATHERINES CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 476 SQ FT - 44.20 SQ M



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.

- One Double Bedroom - One Bathroom (476 sqft - 44.20 sqm)
- First Floor Modern Apartment Built 2014
- Gorgeous South Facing Balcony
- Allocated Parking Space - Expansive Loft Storage
- Long Lease - 112 Years Remaining
- Easy Access to Raynes Park, Motspur Park and Morden
- Spacious Open Plan Kitchen/Reception Room
- No Onward Chain
- EPC Rating - C
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(91-100)		
B	(81-90)	79	79
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		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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