



St.Mark's Court, London Road, North Cheam

The **PERSONAL** Agent

Price Guide £350,000

Leasehold

- 20ft x 14ft Living Room/Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Luxury Bathroom
- Communal Gardens
- Allocated Parking Space
- Long Lease
- Close to Local Amenities & Transport Links

The Personal Agent are pleased to present to the market this two bedroom, two bathroom second floor flat that is situated in a popular residential area within easy walking distance of local shops, schools and parks, with both Worcester Park and North Cheam shopping parades within walking distance.

A two bedroom, two bathroom second floor apartment set in a modern development with an allocated parking space. This bright & airy home is in



excellent condition and offers spacious contemporary living accommodation.

St.Marks Court is located on London Road in North Cheam close to local schools, shops and bus routes to Wimbledon & Morden tube station. This modern development was only built in 2017 and therefore comes with a long lease.

Tenure - Leasehold

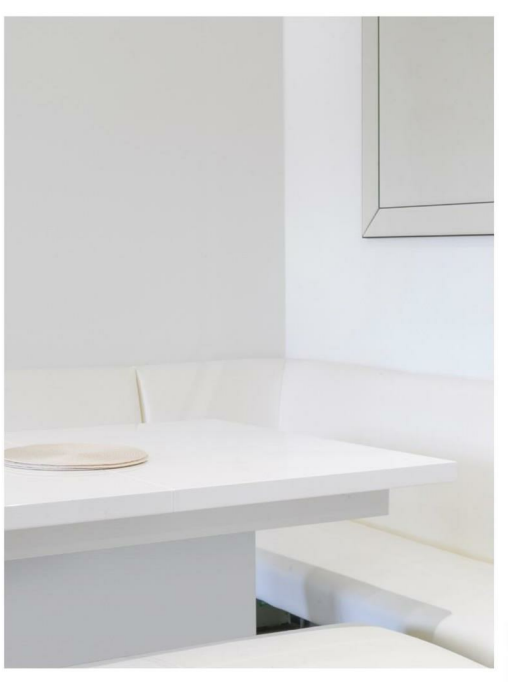
Length of lease (years remaining) - 117 years

Annual service charge amount (£) - 1,560

Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

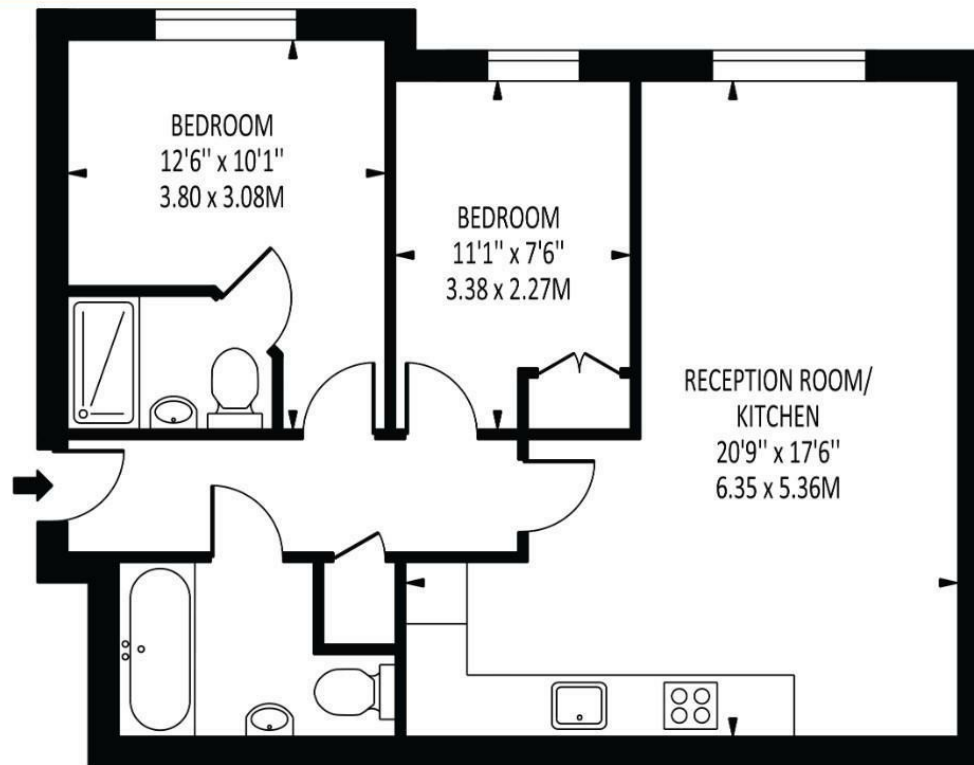




The **PERSONAL** Agent



St. Mark's Court
Total Area: 603 SQ FT • 56.02 SQ M



SECOND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(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

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

