



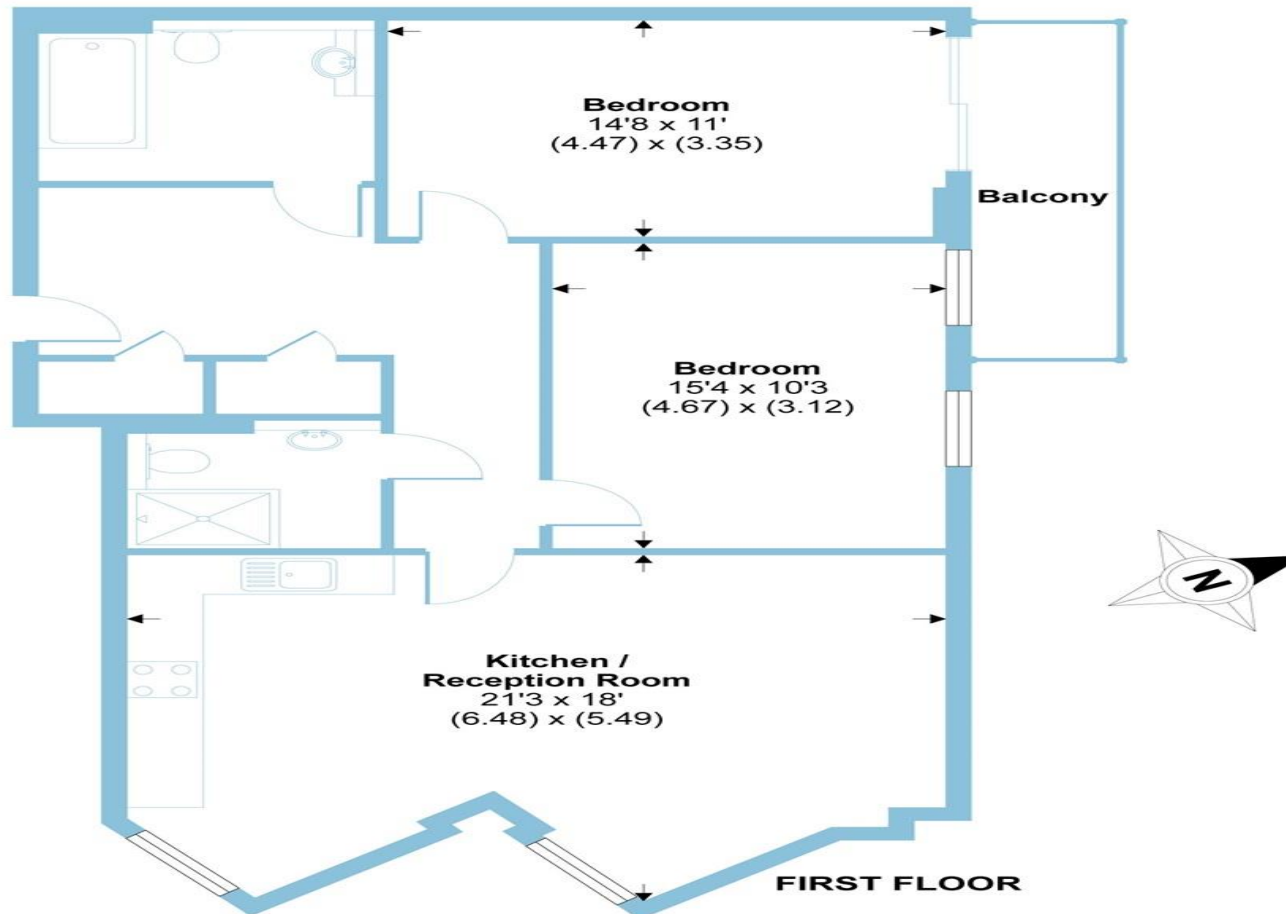
Clover Lodge Talbot Close, Mitcham CR4 1FE

welcome to

Clover Lodge Talbot Close, Mitcham

NO ONWARD CHAIN This charming two bedroom FIRST FLOOR apartment set on a popular RESIDENTIAL development within easy distance to transportation links such as Mitcham Eastfields Station, bus routes and Tram routes. This rarely AVAILABLE apartment presented in EXCELLENT condition throughout and has versatile accommodation throughout. The accommodation comprises an entrance hall leading to a MASSIVE reception room with an open plan fully fitted MODERN kitchen, two DOUBLE bedrooms, modern FAMILY bathroom, En-suite shower room, BALCONY which has amazing views overlooking the common and a ALLOCATED off street parking. This apartment is in great condition and benefits from having that modern feel throughout. Viewing's are a must to take in what this apartment has to offer.





Talbot Close, Mitcham, CR4

APPROX. GROSS INTERNAL FLOOR AREA 951 SQ FT 88.3 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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welcome to

Clover Lodge Talbot Close, Mitcham

- Private Development
- Residential Development
- Spacious Throughout
- Close To Local Amenities
- Spacious Reception Room

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3804.00

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 11 Sep 2012.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109170



Property Ref:
MTM109170 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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