



The Fountain 120 Malden Road, New Malden KT3 6DD

welcome to

The Fountain 120 Malden Road, New Malden

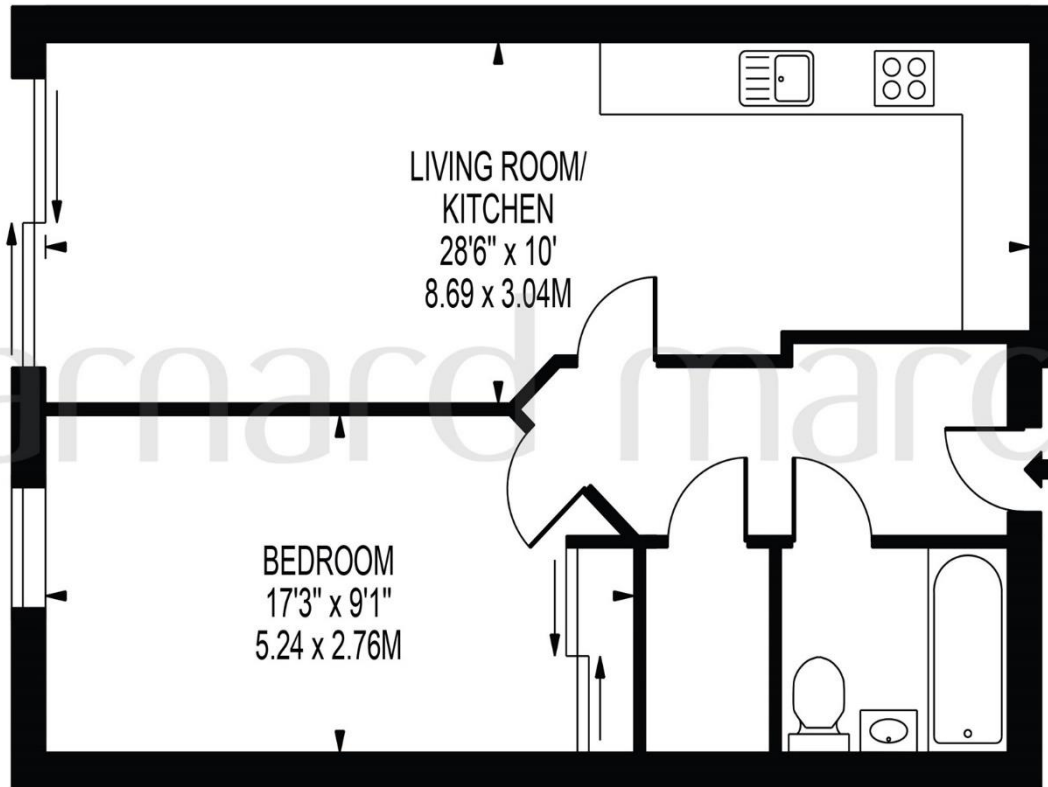
Final 1 Bedroom Apartment, Don't Miss Out!

Second floor 1 bedroom apartment set over 557 sqft within a gated development, finished to an exceptional standard of specification and ready for immediate occupation! Located in a popular town centre location and 10 minutes' walk to the train station.



MALDEN ROAD, NEW MALDEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 545 SQ FT - 50.63 SQ M



FIRST FLOOR

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 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.

Final 1 bedroom Apartment - Up to 1 year mortgage contribution

First floor 1 bedroom apartment set over 557 sqft within a gated development, finished to an exceptional standard of specification. Located in a popular town centre location and 10 minutes' walk to the train station, providing services into London Waterloo in just 24 minutes. Ready to occupy 2023.

The Fountain is a stunning collection of 30 modern and stylish 1, 2 & 3 bedroom apartments in the heart of New Malden. Part of the Royal Borough of Kingston-upon-Thames, New Malden counts Raynes Park, Richmond, Surbiton and Wimbledon amongst its neighbours.

Conveniently located, close to local facilities on the High Street, the apartments enjoy a prime position in the heart of New Malden. The by the Fountain roundabout is a key connection between Kingston and New Malden and just a minute from the A3 - perfectly positioned for commuters.

It is less than a 10-minute walk to New Malden Station and from there you can be at Waterloo in just 24 minutes, putting Central London within easy reach.

Ask our sales staff for details of receiving £3,000 towards your furniture. Show Apartment available to view. Download the brochure below.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Photos depict the show home

T*Cs apply

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- Ready To Move Into
- 10 Year NHBC Warranty
- No Ground Rent
- Town Location
- Incentives include Mortgage contribution for up to 1 Year*' T&Cs apply

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£400,000



view this property online [barnardmarcus.co.uk/Property/NML107222](https://www.barnardmarcus.co.uk/Property/NML107222)



Property Ref:
NML107222 - 0003

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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Please note the marker reflects the postcode not the actual property



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