



## 1B BROOK HOUSE CRICKET GREEN MITCHAM, CR4 4LB

**£230,000**  
**LEASEHOLD**

\*\*\* OFFERED WITH IMMEDIATE VACANT POSSESSION IS THIS BEAUTIFULLY MAINTAINED GROUND FLOOR FLAT WITH ITS OWN PARKING SPACE \*\*\*

This extremely well maintained one bedroom ground floor apartment forms part of this well regarded development on the edge of the famous Cricket Green of Mitcham and is available with NO FORWARD CHAIN.

The property features a modern fitted kitchen with dishwasher, a modern bathroom suite with shower unit, double glazing, electric heating and entry phone system.

Other benefits to the property are a long leasehold and an allocated parking space. Brook House is conveniently located for a number of transport links including Mitcham Junction railway station and the local tram link. There are local bus services as well which can give you access to the Northern Line Tube station.

The property is ready to move into and would make an ideal first time purchase or buy to let investment.



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# **Brook House, Cricket Green, CR4** Approximate Gross Internal Area 31 sq.m / 334 sq.ft



**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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