



***Kilmartin Avenue, Norbury***

**£300,000**

*A great opportunity to purchase this neat two bedroom first floor conversion flat situated in the ever popular Scotts Estate. Benefits include two double bedrooms, a modern bathroom, contemporary kitchen and off street parking.*

*Lease 106 years remaining*

*Service charge 88pm inc buildings ins*

*Ground rent £250*

*Council tax band C*

*EPC Rating C*

# Kilmartin Avenue, Norbury

Reception 15'1" x 10'9" (4.6 x 3.3)



Bedroom 2 11'1" x 9'10" (3.4 x 3)



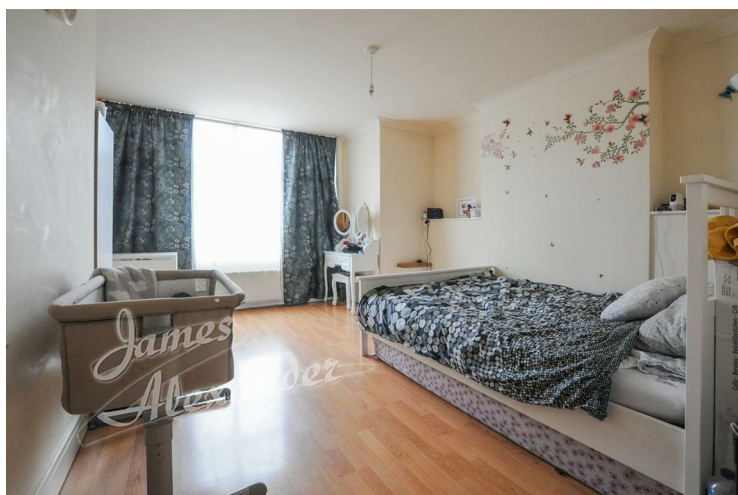
Kitchen 9'10" x 8'10" (3 x 2.7)



Bathroom 6'6" x 6'2" (2 x 1.9)

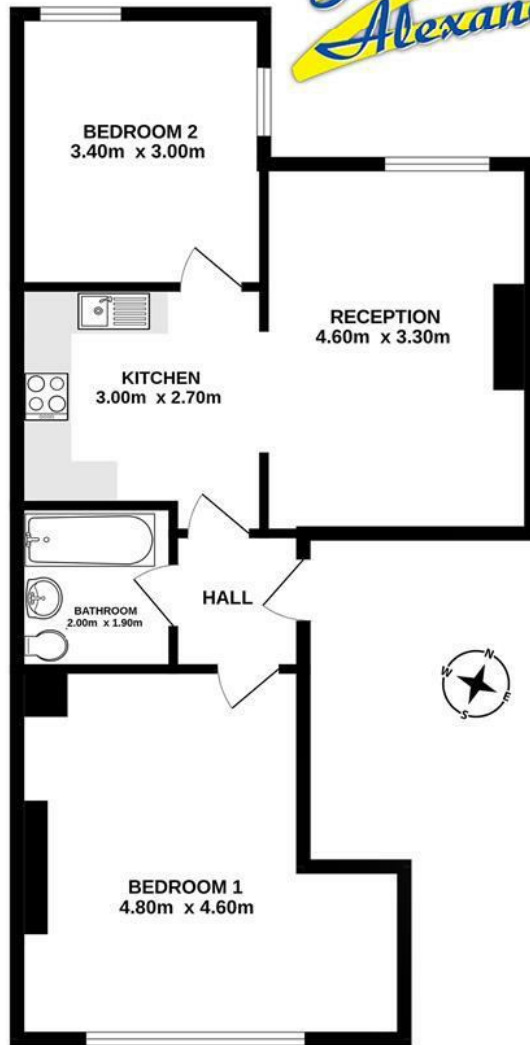


Bedroom 1 15'8" x 15'1" (4.8 x 4.6)



Buyers Guide





FIRST FLOOR  
636 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

