

Aventine Avenue Mitcham, CR4 1GB

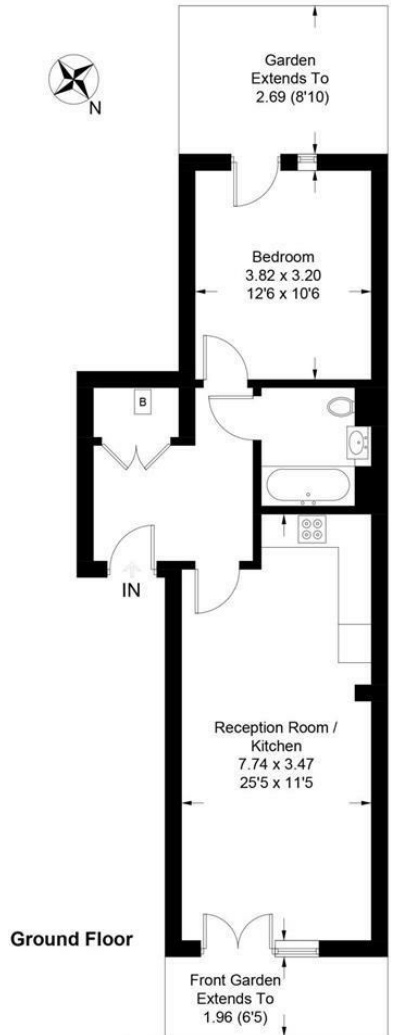
£280,000 Leasehold



A modern one double bedroom apartment with front and rear gardens located within a highly sought after development approximately five minutes walk to Mitcham Eastfields Station. Comprising of an open plan fully fitted spacious kitchen / lounge area with direct access to the front garden. Great sized bedroom with enough room for wardrobes and access to the rear garden. Modern fitted bathroom and a utility room/storage with washing machine. This property would be perfect for the first time buyer looking for a modern home located close to transport links

Venice House, CR4

Approximate Gross Internal Area = 52.8 sq m / 568 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
Whilst every attempt has been made to ensure the accuracy of the plan measurements
of doors, windows and rooms are approximate only and should be checked before making
any decisions reliant upon them.
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- One Double Bedroom Apartment
- Beautifully Presented
- Front and Rear Gardens
- Sought After Location
- Close To Transport Links
- Ideal First Time Purchase
- EPC Rating : B
- Merton Council Tax Band : C
- Lease Length : 125 years and 10 days from and including 1 January 2012
- Ground Rent (Per Annum) : £200. Service Charges (Per Annum) : £886.22



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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		

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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