

Aventine Avenue Mitcham, CR4 1GB

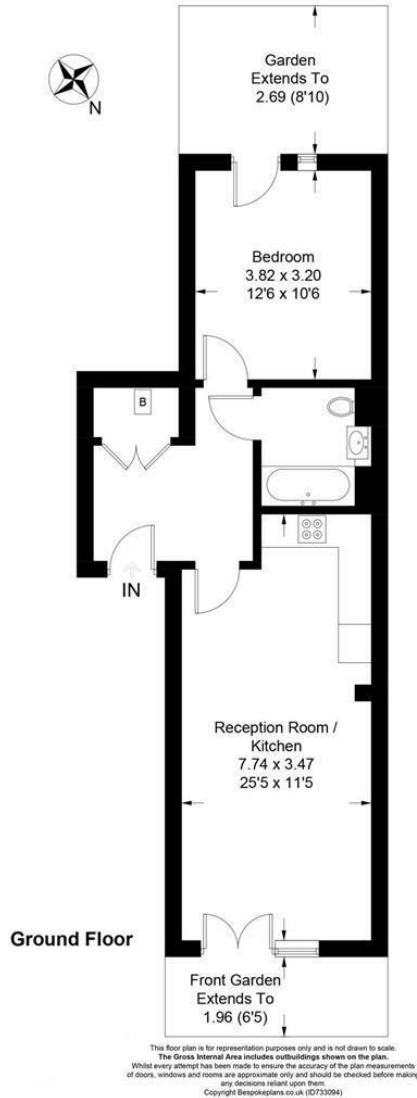
£280,000 Leasehold



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



- 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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