

**Brickfield Road
Mitcham, CR4 3GN**

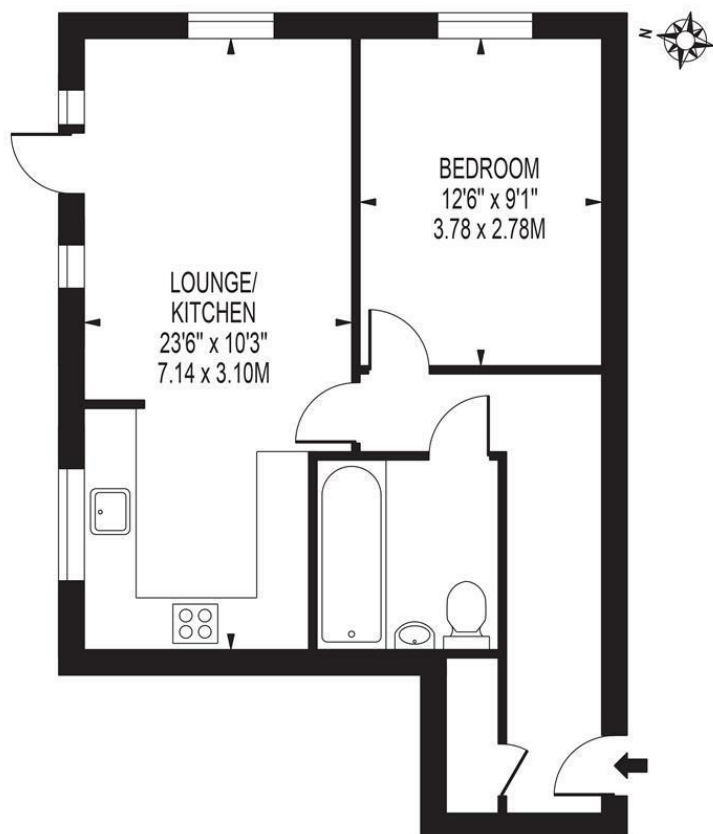
£285,000 Leasehold



A beautifully presented one double bedroom apartment located on the ground floor of this modern development, within walking distance to both Colliers Wood Tube Station, Mitcham Eastfield's Mainline Station, Phipps Bridge Tram stop and the National Trust's Morden Hall Park. This lovely property benefits from an open-plan kitchen / lounge / diner, a good sized private terrace, communal gardens and secure gated off street parking making it ideal for the first time buyer.

AUSTEN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 495 SQ FT - 46.02 SQ M



GROUND 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.



- Gorgeous One Bedroom Flat
- Beautifully Presented
- Chain Free
- Secure Gated Parking
- Terrace Open Plan Living
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 999 Years From 01 April 2014
- Ground Rents (Per Annum) : £286.11
- Service Charges (Per Annum) : £2,570.76

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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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