

# C. JAMES & CO.

SALES AND LETTINGS AGENTS



£259,950

39 Fairfield Close, Mitcham, Surrey, CR4 3RE

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An ideal first time buy or rental investment. Situated on the first floor of a modern purpose built block conveniently located within walking distance of Colliers Wood tube and local retail parks. Boasting spacious and well kept communal gardens, telephone entry system and allocated parking. Internally the property has one double bedroom, reception room and a fitted kitchen. Offered to the market with no onward chain and a 964 years lease.

Tenure: Leasehold 964 years remaining

Charges: £111.08 per month (includes service charge and ground rent)

Merton Council Band 'B' = £1381.69

EPC Rating 'C'

