

LEASEHOLD



Apartment (EPC Rating: C)

LONDON ROAD MORDEN SM4 5AS

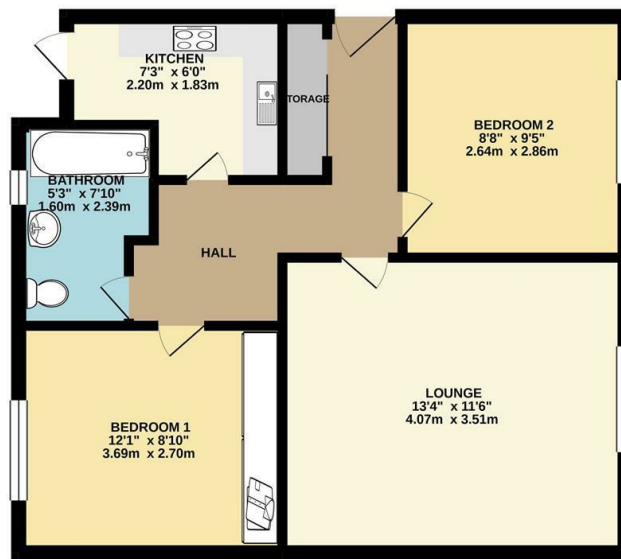
£305,000



2 Bedroom Apartment located in Morden

Chain Free! A well presented TWO bedroom ground floor flat. The property comprises a large spacious reception room, two double bedrooms, modern fitted kitchen & bathroom with one allocated parking space & additional visitor spaces! Walking distance to Morden High Street. Leasehold (lease remaining 951 years), Service Charge £1461.20 P/A, Ground Rent £0 P/A.

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 486 sq.ft. (45.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 is given as to their operability or efficiency at the time of writing. Made with Metapix 02001.



Council Tax Band

B

Energy Performance Graph

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020 8546 7771

info@saxonkings.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

