

Malden Road, KT3 6AR

Asking Price £355,000



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This two-bedroom first floor maisonette forms the top part of this detached residence. Refurbished by the current owners and offered for sale chain free. With a particularly spacious layout comprising bright and airy lounge, modern kitchen, bathroom as well as good sized bedrooms. The property has double glazing and a gas fired central heating system provided by a Combi boiler. There is also the added benefit of a large private rear garden. Low outgoings make this a perfect first-time buy.



- Conversion 2 Bedroom 1st Floor Flat
- Modern Kitchen and Bathroom
- Private Garden
- Gas Central Heating Provided By New Combi Boiler
- New Double Glazing
- No Chain



New Malden Station (zone 4) is a twenty-minute walk, and the area is well served by a comprehensive High Street with both recognizable brand and independent shops, restaurants, and coffee bars. The alternative station and smaller community-based shops can be found at Motspur Park which is a 15-minute walk. An early viewing is strongly recommended to avoid disappointment.

Lease 125 Years from 1996. (98 years remaining). N.B. There is an agreement with the freeholder to waive the premium in full for the current lease to be extended to 999 years. This agreement is valid until 2031. Please contact Parry and Drewett for more details.

Ground Rent £10.00 p.a.

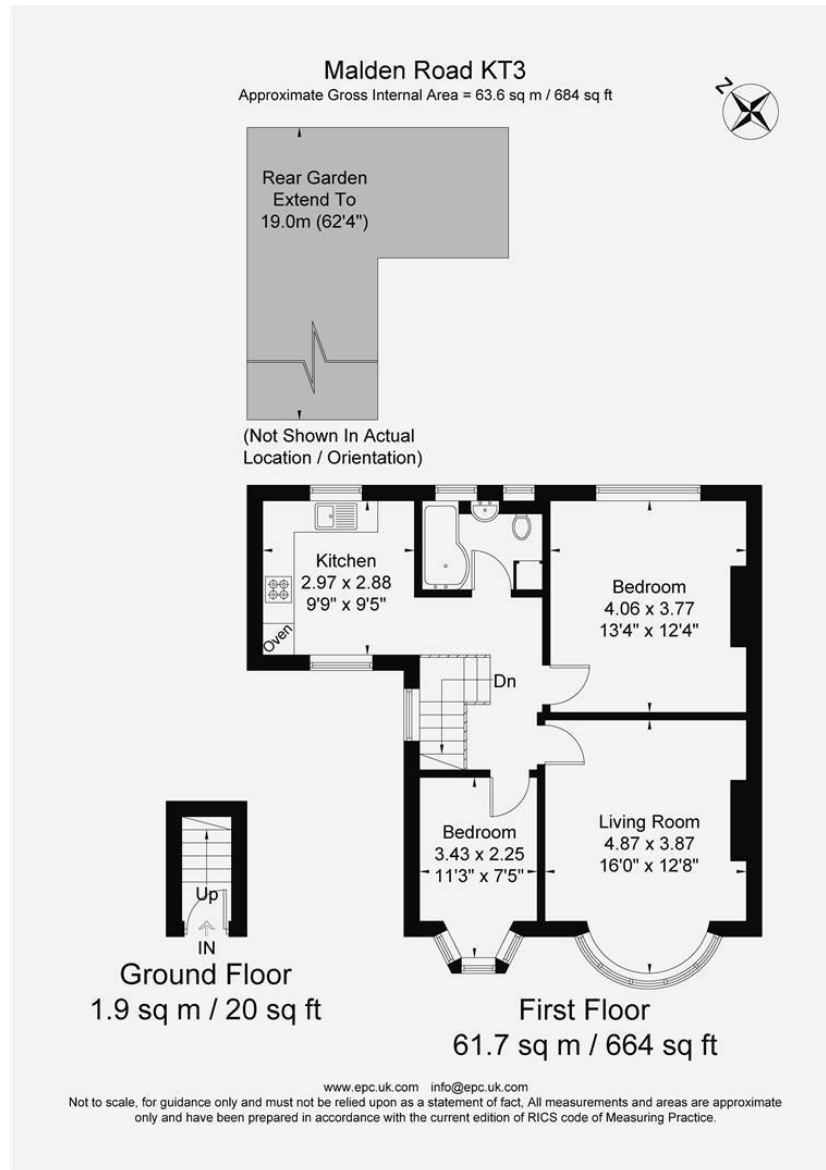
Maintenance shared.

EPC Rating: D

Council Tax Band: C (Royal Borough of Kingston Upon Thames),



Malden Road, New Malden, Greater London, KT3 6AR



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