



**73 Charter Court Linden Grove, New Malden, KT3 3BW**

**Asking Price £325,000 Leasehold**



Ideal first purchase or investment property, this ground floor two double bedroom flat is offered for sale requiring modernisation and redecoration. With a large lounge the flat benefits from gas central heating and is double glazed throughout. Charter Court is a gated development in the heart of New Malden, situated at the very beginning of The Groves conservation area. With New Malden Station (zone 4) just a few minutes' walk. The High Street offers a diverse range of recognisable brand-named retailers as well as independent traders.

- Gated Development • Two Double Bedrooms • Town Centre Location • Ground Floor • Private Controlled Parking • No Chain

**Parry & Drewett Estate Agents** 21 High Street, New Malden, Surrey, KT3 4BY

**Tel:** 02089490955

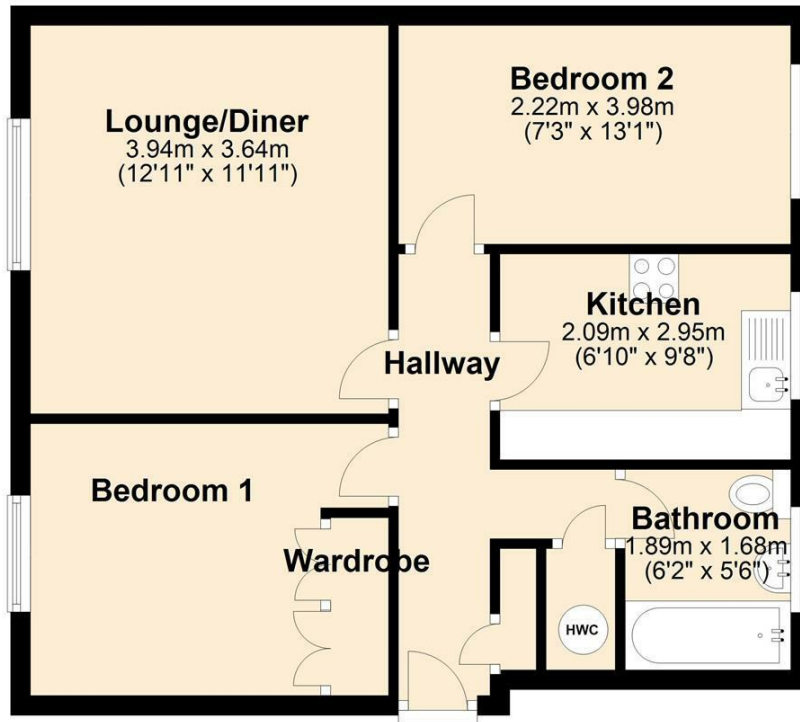
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## Ground Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



Total area: approx. 51.5 sq. metres (553.9 sq. feet)

Whilst every effort is taken to ensure the accuracy of these details the floor plan should only be viewed as indicative and any sizes are not exact  
Plan produced using PlanUp.



VIEWING COMES HIGHLY RECOMMENDED.

EPC Rating: D Lease: 88 Years remaining. Ground Rent: £100 p.a.

Kingston Council Tax Band: C

Service Charge: £1770.00 in 2023 with reserve contribution of £156.25

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