



Nelson Road, KT3 5EA

Price Guide £395,000



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A bright and spacious 2 bedroom first floor maisonette requiring decoration, modernisation and priced accordingly. The property benefits from its great location as well as having a large private rear garden and a garage. Perfect for a first time buyer of downsizer not wanting to compromise on location.



- First floor maisonette with a private entrance at ground floor.
- No onward chain.
- 2 double bedrooms.
- Private rear garden, garage in block.
- Gas central heating and double-glazing.
- Share of Freehold.
- Prime sought after location.
- Decoration required.

Nelson Road is a quiet residential road with New Malden High Street just a short distance from the property. The high street is well served by numerous cafés, restaurants and retail outlets. There is also a Waitrose supermarket, Lidl and recently opened M & S Food Store. At the far end of the High Street is New Malden station (zone 4) with excellent commuter services to Waterloo.

Share of Freehold

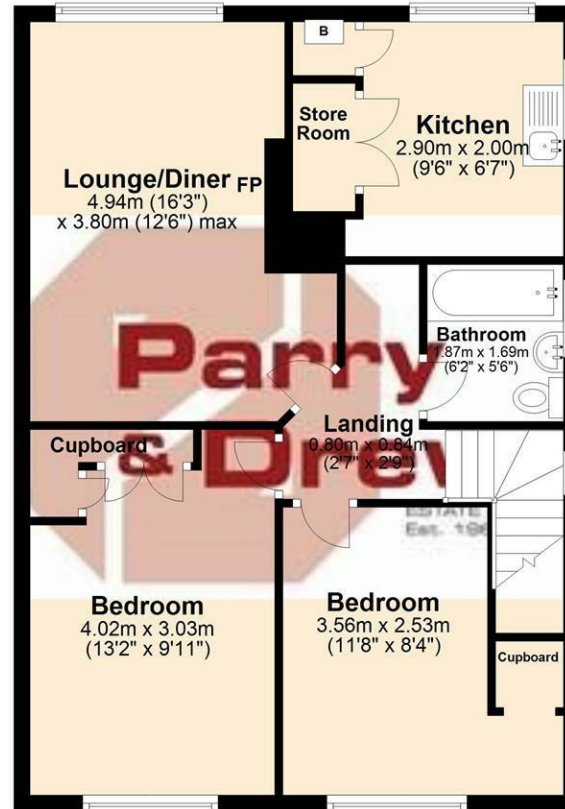
Term of Lease 999 years from 1 January 2003 (978 years remaining)

Service charge as advised £400.00 per annum including building insurance.

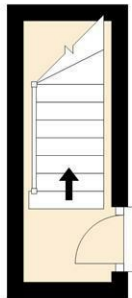
Royal Borough of Kingston upon Thames Council Tax Band C.



First Floor
Approx. 63.0 sq. metres (678.0 sq. feet)



Ground Floor
Approx. 3.5 sq. metres (38.0 sq. feet)



Total area: approx. 66.5 sq. metres (716.0 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.

