



Heath Lodge Talbot Close, Mitcham CR4 1FB

welcome to

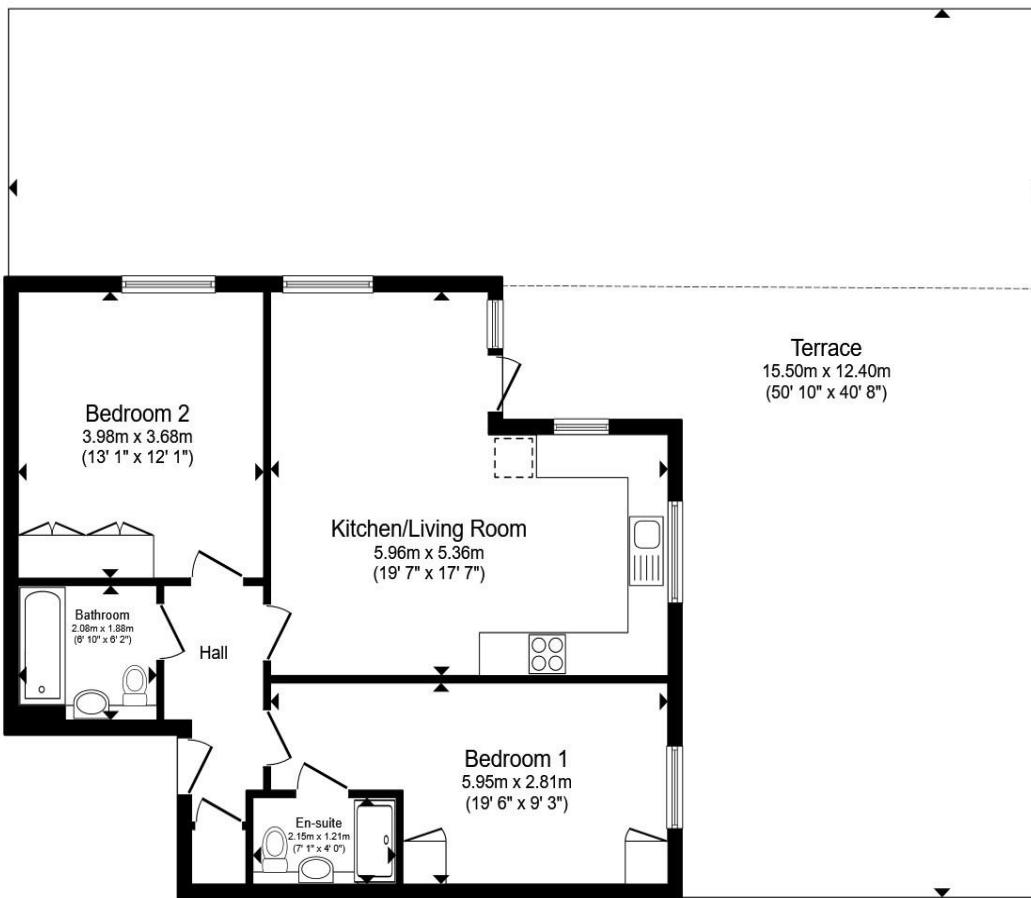
Heath Lodge Talbot Close, Mitcham

Situated close to Mitcham Common and a range of local shops and amenities, this beautifully presented two bedroom ground floor apartment which offers modern living in a convenient and well-connected location. Finished in good decorative order throughout, the property is ideal for first-time buyers or investors seeking a low-maintenance home with strong rental appeal.

The spacious open-plan kitchen and reception room provides a bright and sociable living space, perfect for relaxing or entertaining. Large windows and direct access to the private wrap around garden to create a light and airy feel, offering an ideal spot to unwind. The double bedrooms are generously sized, the main with an en-suite shower room and also complemented by a well-appointed bathroom. The property also benefits from allocated parking and an all-electric setup for ease and efficiency.

Positioned within easy reach of Mitcham Common's wide green spaces, as well as local shops, transport links and everyday conveniences, this top-floor apartment combines comfort, practicality and a desirable location.





Ground Floor



Total floor area 69.2 m² (745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Heath Lodge Talbot Close, Mitcham

- Beautiful two double bedroom ground floor apartment
- Bright open-plan kitchen and reception room
- Private wrap around garden
- Allocated parking
- Good decorative order throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£350,000



view this property online barnardmarcus.co.uk/Property/MTM108105

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
MTM108105 - 0002

Please note the marker reflects the postcode not the actual property



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