



**Heath Lodge Talbot Close, Mitcham CR4 1FB**



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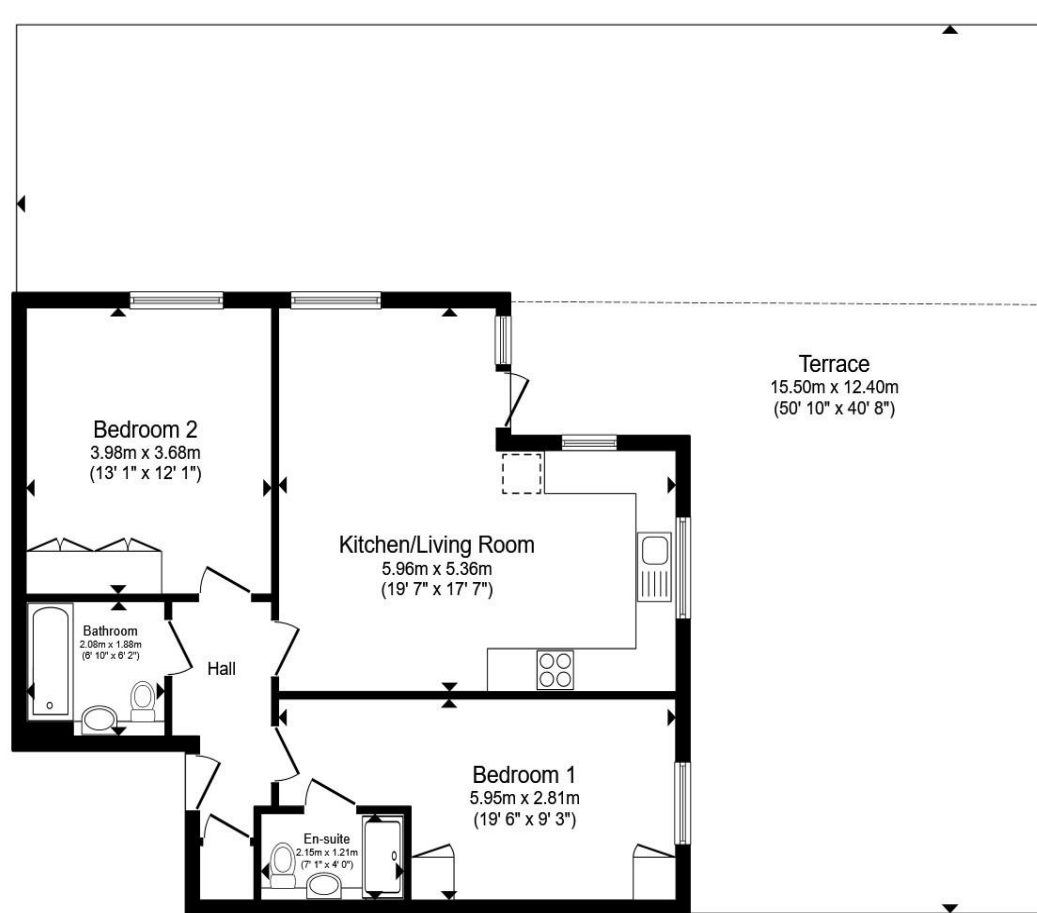
## **Heath Lodge Talbot Close, Mitcham**

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 m<sup>2</sup> (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](http://www.propertybox.io)

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## **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



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MTM108105](https://barnardmarcus.co.uk/Property/MTM108105)



Property Ref:  
MTM108105 - 0002

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