# Ellisons

Colliers Wood
Sales & Lettings
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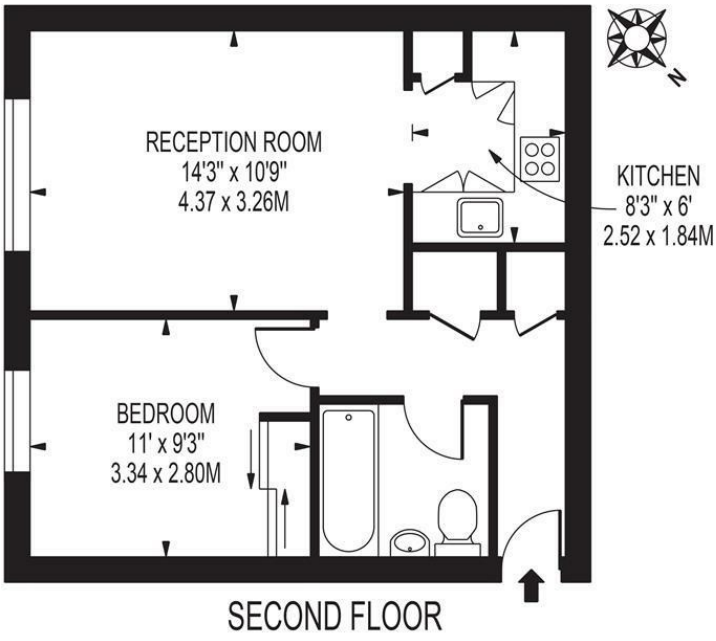
## Fairfield Close
## Mitcham, CR4 3RE

## £240,000 Leasehold

**A well presented one double bedroom top floor flat located on the borders of Colliers Wood close to the Tandem Centre and Tube Station. The property benefits from an abundance of natural light, modern kitted kitchen, spacious living room, modern bathroom and also has a good amount of storage. Other benefits include long lease, allocated residents parking, communal gardens and great transport links into both Colliers Wood and Mitcham.**

# FAIRFIELD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **422 SQ FT - 39.18 SQ M**

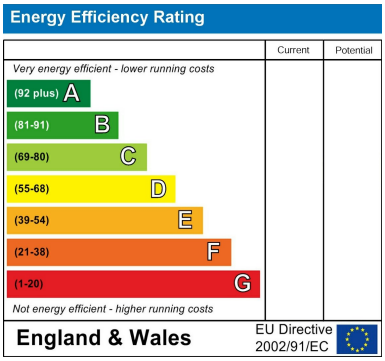



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- One Bedroom Apartment
- Top Floor
- Allocated Parking
- Long Lease
- Close To Tube Station
- Ideal First Purchase
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 999 Years From 01 January 1990
- Service Charges (Per Annum) : £1,492.68




**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518**

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

30 YEARS 1989-2019