

## **Schoolgate Drive Morden, SM4 5DJ**

**£350,000 Leasehold**

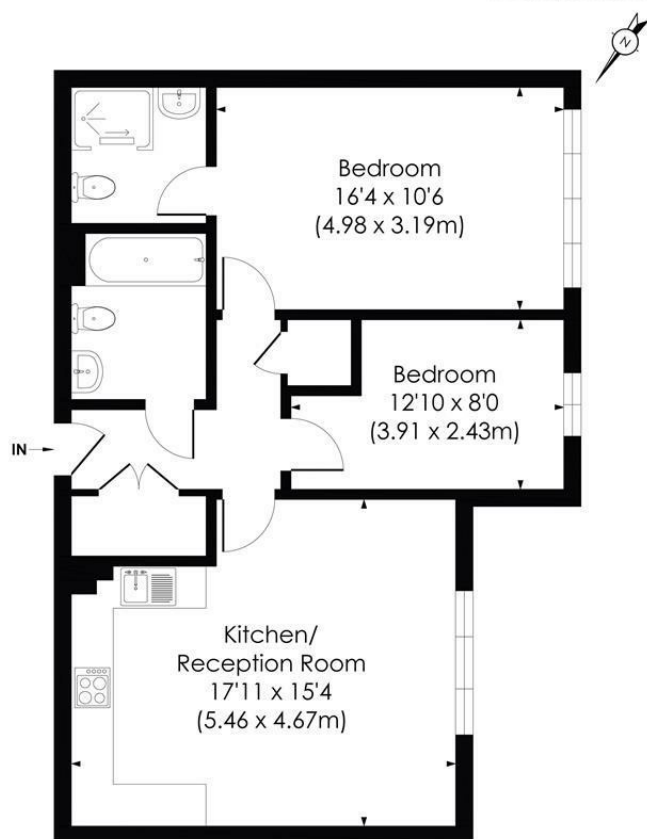


**Superb two double bedroom, two bathroom ground floor apartment with allocated parking in this desirable modern select development within reach of Morden Town with its Northern Line Underground station and shops. Long lease. A really lovely home!**

# SCHOOLGATE DRIVE, SM4

Approx. Gross Internal Floor Area

712 Sq. ft/66.10 Sq. m



GROUND FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Modern Purpose-Built Apartment
- Two Bedrooms & Two Bathrooms
- No Onward Chain
- Spacious Open-Plan Kitchen/Diner
- Allocated Underground Parking
- Desirable Location close to Various Transport Links
- Leasehold - 140 Years Remaining
- Annual Service Charges - £2,500.00 , Annual Ground Rent - £530.25
- EPC Rating - C
- Merton Council Tax Band - C



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 74                      | 75        |
|                                             | EU Directive 2002/91/EC |           |

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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.

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