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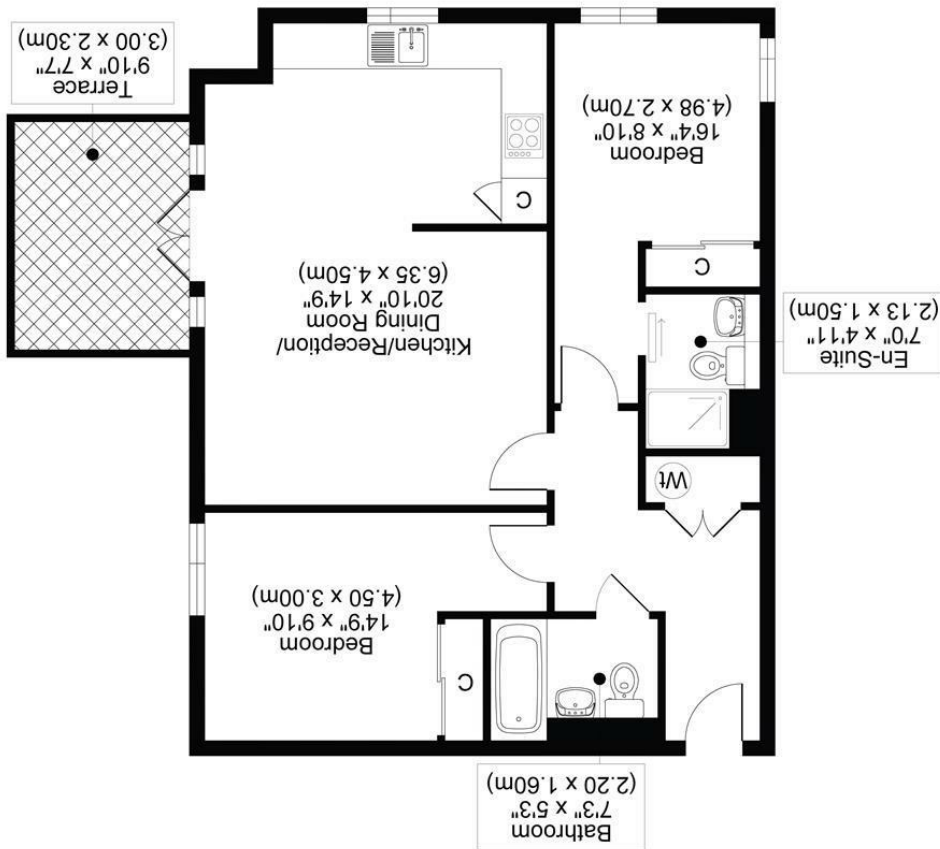
RICS

The Property  
Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



VICTORIA COURT, MULGRAVE ROAD, SM2  
TOTAL APPROX FLOOR PLAN AREA 734 SQ.FT (68 SQ.M)  
GROUND FLOOR



CHRISTIES





\*GUIDE PRICE £355,000 - £365,000\*

WELCOME TO VICTORIA COURT ON MULGRAVE ROAD, WHERE WE ARE EXCITED TO PRESENT THIS MODERN TWO-BEDROOM, TWO-BATHROOM GROUND-FLOOR FLAT.

THIS PROPERTY FEATURES A BRIGHT RECEPTION ROOM, DIRECT ACCESS TO OUTDOOR SPACE, AND PARKING FOR ONE CAR. THE PROPERTY IS CHAIN-FREE FOR A SMOOTH PURCHASE AND IDEALLY LOCATED NEAR SUTTON STATION AND LOCAL AMENITIES, PERFECT FOR COUPLES, SMALL FAMILIES, OR PROFESSIONALS SEEKING COMFORT, CONVENIENCE, AND MODERN DESIGN IN A DESIRABLE AREA.

ANNUAL MAINTENANCE £1500- £750 PAID TWICE A YEAR REVIEWED JANUARY  
GROUND RENT £400 AS PROVIDED BY VENDOR  
LEASE 171 YEARS

- TWO DOUBLE BEDROOMS
- GROUND FLOOR WITH PRIVATE PATIO
- SECURITY ENTRY SYSTEM AND ALLOCATED PARKING
- EPC RATING C
- COUNCIL TAX D

