



Cluster House Schoolgate Drive, Morden SM4 5BW

welcome to

Cluster House Schoolgate Drive, Morden

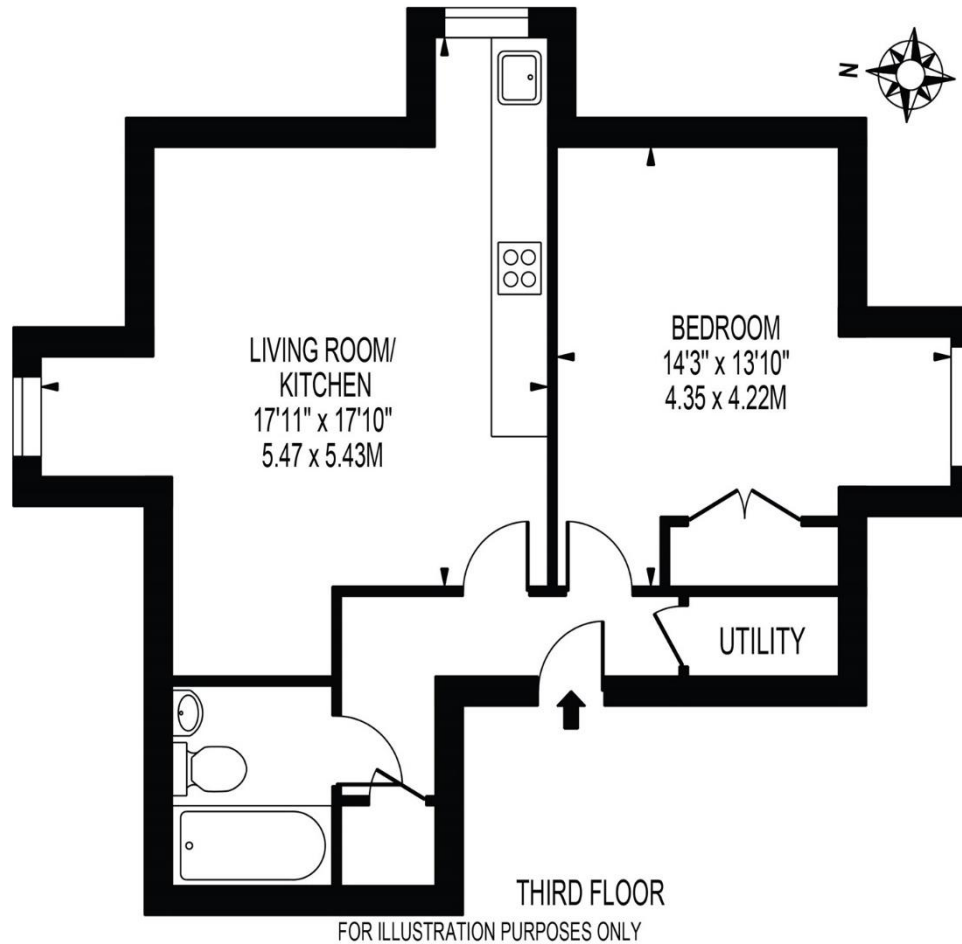
A larger than average one bedroom Third floor purpose built flat comprising of one double bedroom with built in wardrobes/storage, spacious open plan kitchen/reception room with modern kitchen, separate dining area with Dual lighting to maximise natural day light and modern bathroom. The property further benefits from, long lease, access to communal gardens, secure entry phone system, positioned on the edge of the estate, therefore benefits from lovely views in the living room/kitchen area and is presented to the market in excellent decorative order throughout and is one of the largest one bedroom in the development.

The property is within easy reach of Morden Underground Station which provides the Northern Line service meaning that work commute is now much easier. There are many local parks nearby such as Morden Hall Park and Ravensbury Park.



CLUSTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 528 SQ FT - 49.03 SQ M



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.

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- Popular Willows Development
- Easy Access To Transport Links (Northern Line)
- Long Lease
- Larger Than Average
- Stunning Condition 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.

fixed price

£315,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MOD103592



Property Ref:
MOD103592 - 0002

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.

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