

Longfield Drive Mitcham, CR4 3RZ

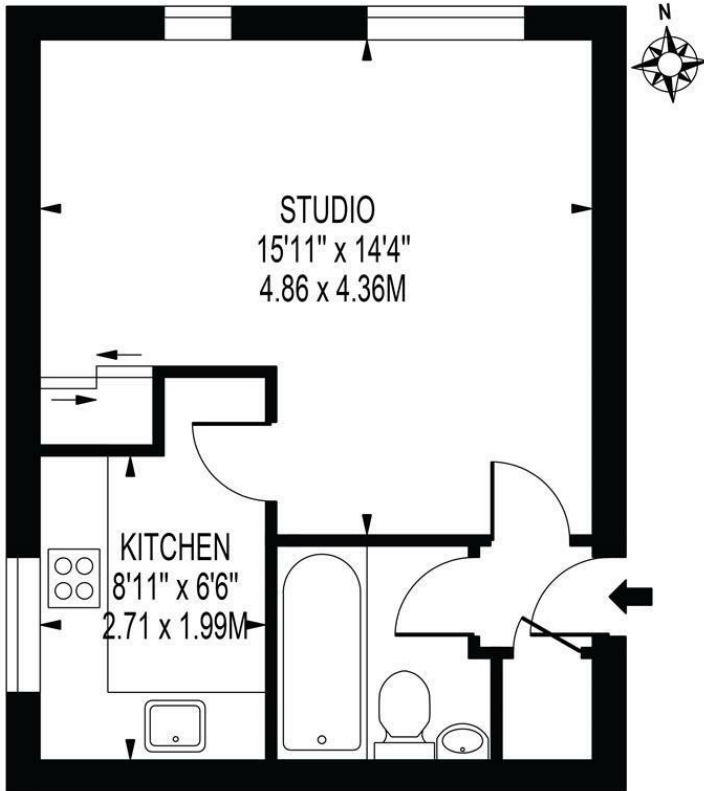
£220,000 Leasehold



A large studio apartment literally around the corner of the Tandem Centre and short walk to Colliers Wood Tube & High Street offered to the market with no onward chain. The apartment is a large example of a studio with lots of natural light. A few of these within the block have been converted into one bedroom properties. An entrance hallway has a store cupboard and directly ahead, the full bathroom suite, again this space is larger than normal to accommodate a bath. Through to the spacious living room which is ideally laid out to have good separation for the 'bedroom area'. The separate kitchen is again a great size and fully fitted. Allocated parking is rare with studio apartment so a real bonus for anyone looking to purchase in the Colliers Wood area.

REGIS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 338 SQ FT - 31.36 SQ M



FIRST 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.

- First Floor Studio Flat
- Beautifully Presented
- Great Location
- Perfect For First Time Buyers
- Allocated Parking
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 125 Years From 29 September 1991
- Ground Rents (Per Annum) : £90
- Service Charges (Per Annum) : £984 (2026).
- Buildings Insurance : £372 (2026)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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