TOOMEY
ESTATE AGENTS



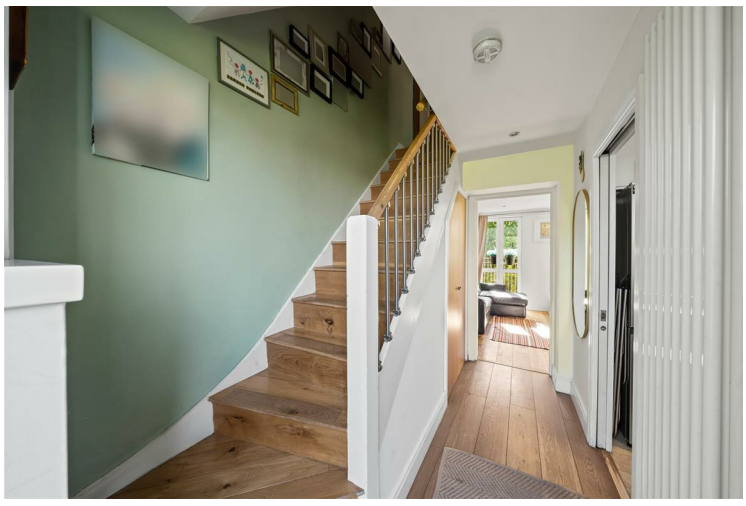
Fenning Court London Road
Mitcham

£275,000

Leasehold

We are delighted to present this beautifully presented two double bedroom split level apartment, ideally suited for comfortable modern living. Upon entering the property, you are welcomed by a bright and spacious entrance hall, complete with a convienent understairs storage cupboard and stairs leading to the first floor. The ground floor also features a well appointed lounge area, perfect for relaxing or entertaining and contempory kitchen. The first floor comprises two well proportioned double bedrooms and a contemporary family bathroom. Additional benefits include gas central heating, double glazing throughout, external storage cupboard and excellent access to local transport links and a wide range of shopping amentities. A new lease of 125 years will be put on the property on completion.





ENTRANCE HALL

Enter through the front door to the entrance hall comprising Gas Central Heating Radiator, stairs to first floor, understairs storage, entryphone, wood floor.

KITCHEN

UPVC Double Glazed window, range of base/eye level units, double butler sink, plumbing for washing machine and dishwasher, cupboard housing combi boiler, range gas cooker, extractor hood, tiled flooring.

LOUNGE

UPVC double glazed window, gas cewntral heating radiator, upvc double glazed door to Juliet Balcony, oil burning featre fire, wood flooring

FIRST FLOOR LANDING

2 x storage cupboards, wood flooring

BATHROOM

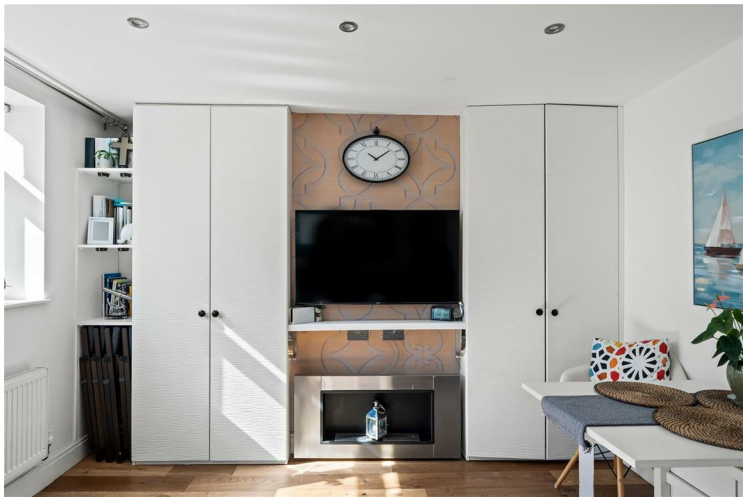
UPVC double glazed window, heated towel rail, under floor heating, enclosed low flush wc, vanity hand basin, panel enclosed bath with shower, extractor fan, part tiled

BEDROOM 1

UPVC double glazed window, gas central heating radiator, wood flooring

BEDROOM 2

UPVC double glazed window, gas central heating radiator, wood flooring.



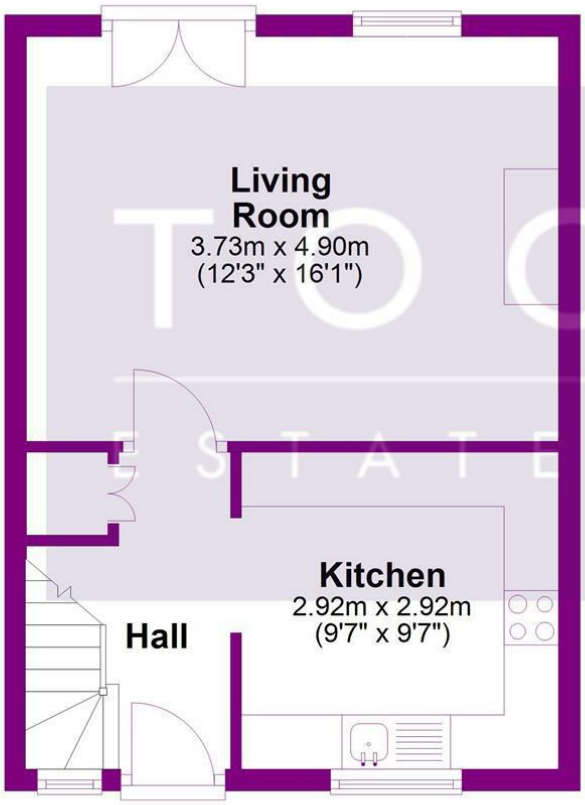






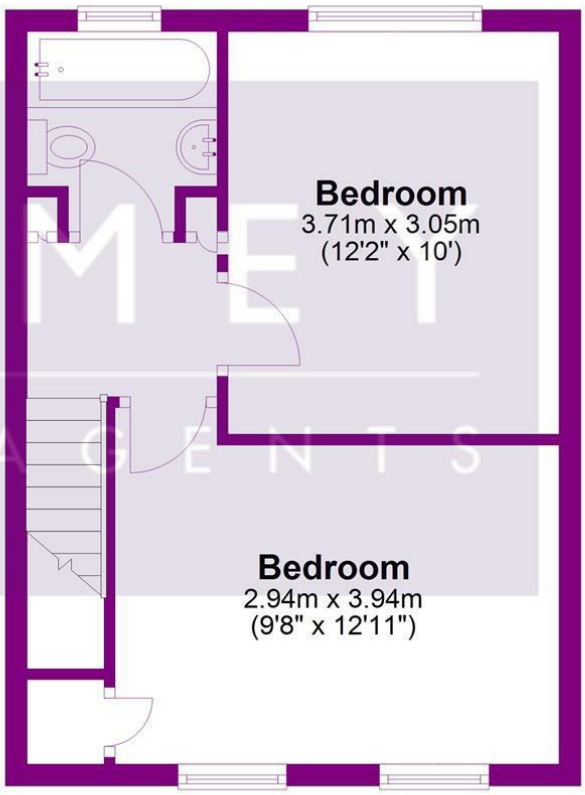
Ground Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



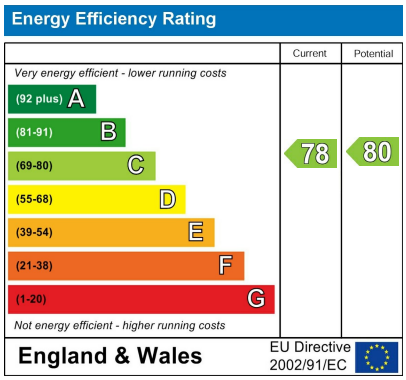
First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 66.2 sq. metres (712.0 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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