

## Pixham Court Wimbledon, SW19 7EH

**£499,950 Leasehold**

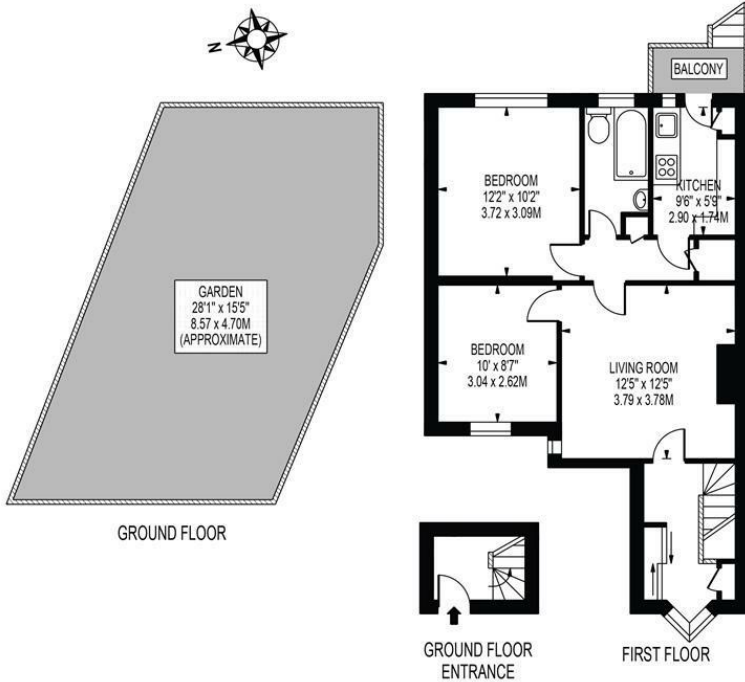


**A two-bedroom first-floor maisonette with a private garden, offered to the market with no onward chain. Ideally situated just moments from Wimbledon High Street, the station, and a wide range of local amenities, the property also offers easy access to the charming Wimbledon Village and the expansive green spaces of Wimbledon Common. Requiring full refurbishment, the home presents an excellent opportunity for buyers to modernise and personalise to their own taste. Further benefits include sole use of a generously sized rear garden.**



## PIXHAM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 612 SQ FT - 56.89 SQ M



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.



- Purpose Built Maisonette
- Two Double Bedrooms
- First Floor
- Private South Facing Rear Garden
- Excellent Transport Links
- Leasehold - 125 years from 29/9/2000 (approx 100 years remain)
- Service Charge - TBC
- Ground Rent - £100 per annum (Review in 2042)
- EPC Rating TBC
- Council Tax Band - D

Energy Efficiency Rating	
	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	EU Directive 2002/91/EC

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