NR | NICHOLLS RESIDENTIAL

SALES | LETTINGS | MORTGAGES

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Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 160 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 160 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

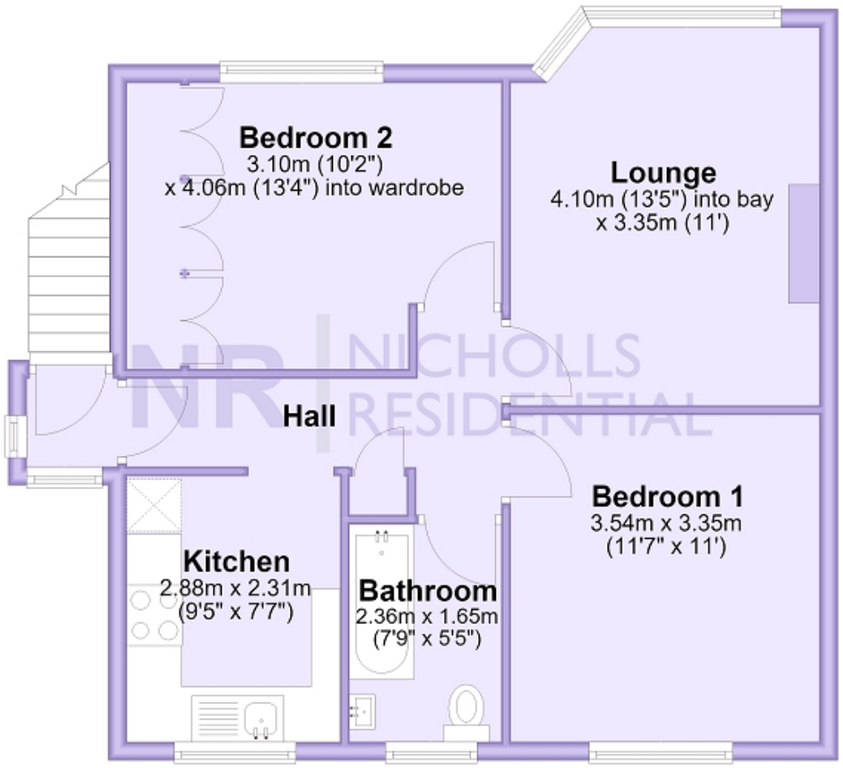
Mortgage Advice

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.



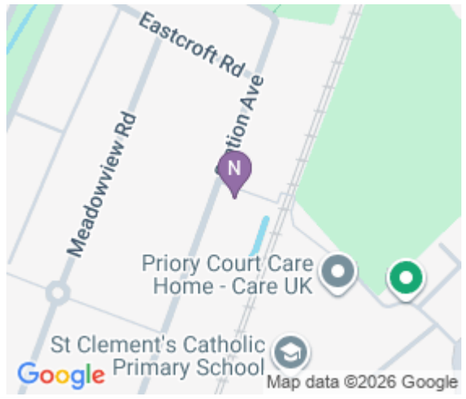
First Floor

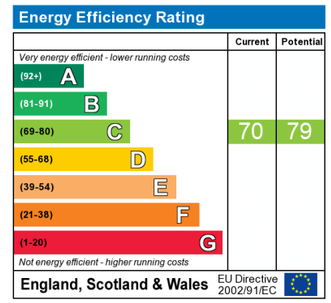
Approx. 56.3 sq. metres (605.9 sq. feet)
(excluding (No_Title))



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

£325,000-£350,000 Guide Price. Nicholls Residential are pleased to offer to the market is this two double bedroom first floor maisonette. The property has a 900 year + lease with a peppercorn ground rent. The property comprises an entrance pouch, good sized living room, kitchen fitted with wall and base units with worksufaces above, gas hob, built in oven, space and plumbing for washing machine, dishwasher and fridge freezer. Both bedrooms are doubles with the one to the front benefiting from built in wardrobes. The bathroom is tiled and fitted with a white 3pc suite. Outside and set to the rear the private garden is a good size. The front has been blocked paved for parking of road and has a low maintenance evergreen boarder of flaxes. A viewing is highly recommended to appreciate the location and what this maisonette has to offer.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.







