

Britannic House New Malden KT3



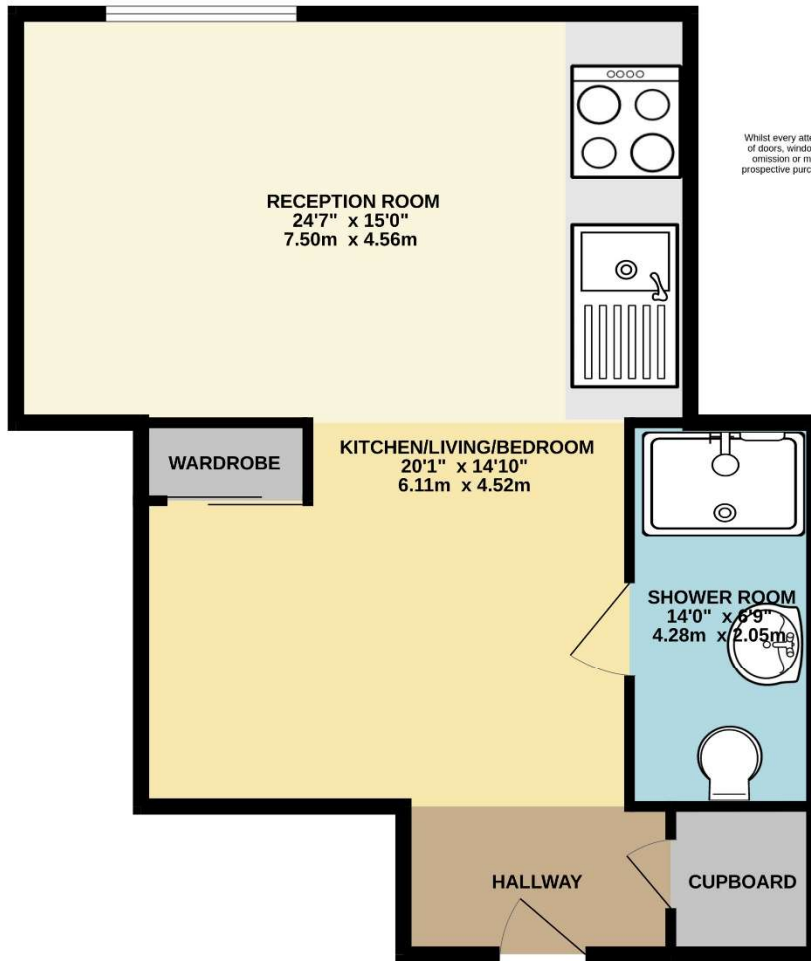
- **Modern Ground Floor Studio Apartment**
- **Secure Entry System**
- **Close to local amenities and local transport**

Price £185,000

A modern, well-presented studio apartment on the ground floor. The entrance leads in to an alcove, which is being used as the bedroom area; a half wall separates the lounge area and has a mirrored double wardrobe. There is a storage / utility cupboard, and a modern Villeroy Boch shower room. The lounge/dining/kitchen space is bright and has a modern fitted kitchen with granite worktops and Siemens appliances. There is engineered Oak flooring throughout. Cat 5 wiring and wired for SONOS with integrated speakers. This is a well maintained building, with modern common areas, Lift access and a secure entry system. Located close to Motspur Park and New Malden train station and within easy access to the A3 and Raynes Park high street. EPC Rating C Council Tax Band B.



GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 280 sq.ft. (26.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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