

## Schoolgate Drive Morden, SM4 5DB

**£350,000 Leasehold**



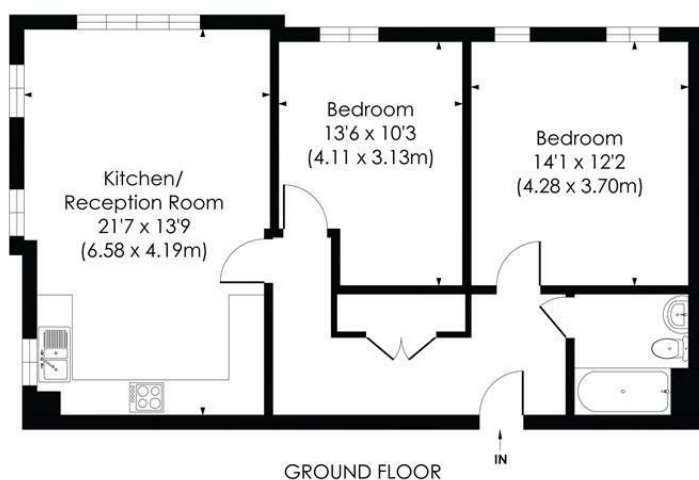
A larger than average and elegantly presented two double bedroom ground floor modern purpose-built apartment, located in the sought after Willows development of Morden, in close proximity to both Morden Northern Line Tube, Morden South Thameslink and Morden Town Centre.

In excellent condition throughout and boasting an open plan kitchen/reception with modern integrated appliances, two spacious double bedrooms and a luxury family bathroom. The property comes with its own allocated underground parking space with secure entry, a long lease, communal gardens and a resident's only kids park. This is a superb first time purchase or buy to let investment.

# SCHOOLGATE DRIVE, SM4

Approx. Gross Internal Floor Area

785 Sq. ft/72.94 Sq. m



pixangle  
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Ground Floor Modern Purpose-Built Apartment
- In Excellent Condition
- Two Double Bedrooms
- Open-Plan Kitchen/Diner
- Underground Allocated Parking
- Desirable Location Close to both Tube and Thameslink Stations
- Leasehold - 142 Years Remaining
- Annual Service Charges - £4356.24, Annual Ground Rent - £530.25
- EPC Rating - C
- Merton Council Tax Band - C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | 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 |         |           |
| <b>England &amp; Wales</b>                  | 70      | 79        |
| EU Directive 2002/91/EC                     |         |           |

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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