

## Edge Hill Court Wimbledon, SW19 4LW

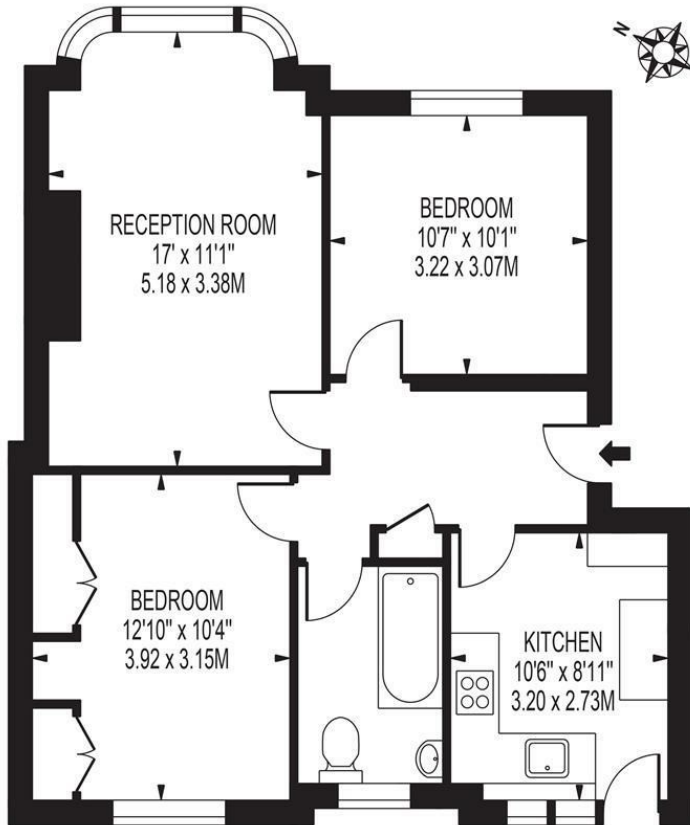
**£500,000 Leasehold - Share of Freehold**



Offered to the market with no onward chain and spanning an impressive 649 square feet this charming top floor flat with share of freehold is presented in excellent condition throughout benefitting from a bright, modern kitchen (with door to a balcony), large lounge, two spacious double bedrooms and well-appointed bathroom suite. Being well located on the slopes of Wimbledon Village the property offers a tranquil setting, yet remains conveniently close to local amenities, parks/Wimbledon Common, and excellent transport links. Whether you are a first-time buyer, a young family, or an investor, this flat presents a wonderful opportunity to secure a delightful home in a sought-after development.

## EDGE HILL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 649 SQ FT - 60.29 SQ M



### THIRD FLOOR

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.

- No Onward Chain
- Two Double Bedrooms
- Modern Kitchen
- Spacious Lounge
- Located Within a Highly Sought After Development
- Share of Freehold - 101 Years Remaining on Lease
- Service Charge - £3,582 per annum
- Ground Rent - £160 per annum
- EPC Rating C
- Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	78
		EU Directive 2002/91/EC	

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