

Appleton Square Mitcham, CR4 3SF

£260,000 Leasehold

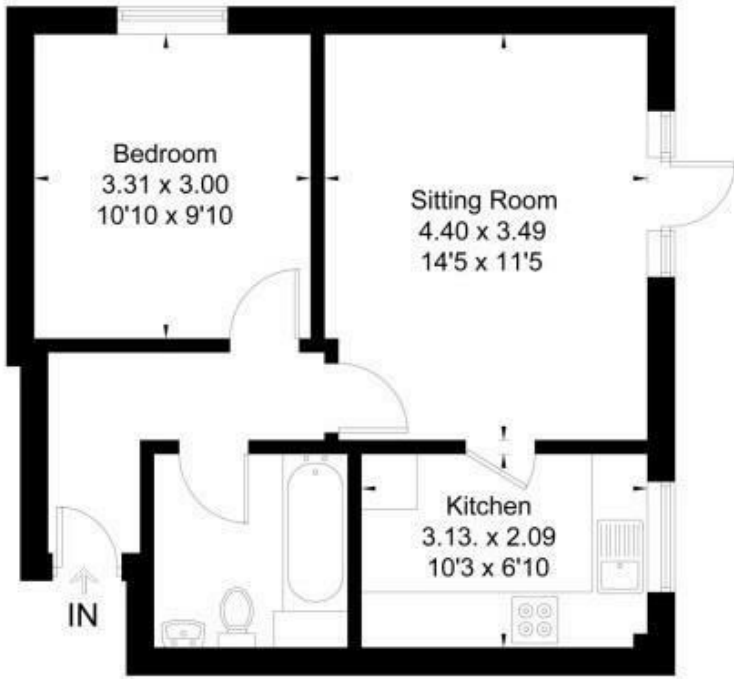


A well presented and good sized one bedroom, ground floor apartment with private patio, located within a modern development just a short walk away from Colliers Wood Northern Line Underground Station and amenities at Colliers Wood, Merton High Street and Tandem Centre. The property comprises of a good sized double bedroom, living room with fully fitted kitchen and a bathroom with shower. This property also benefits from having its own off street parking space and plenty of storage.

APPLETON SQUARE, MTCAM CR4



APPROXIMATE GROSS INTERNAL AREA = 42.8 sq m / 461 sq ft



Ground 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.



- One Double Bedroom
- Ground Floor
- Private Patio / Driveway
- Ideal First Time Purchase
- EPC Rating : D
- Merton Council Tax Band : B
- Lease : 125 Years From 25 December 1991
- Ground Rents (Per Annum) - £1116.51
- Service Charges (Per Annum) - £1,065.22 (2026)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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