Ellisons

Colliers Wood
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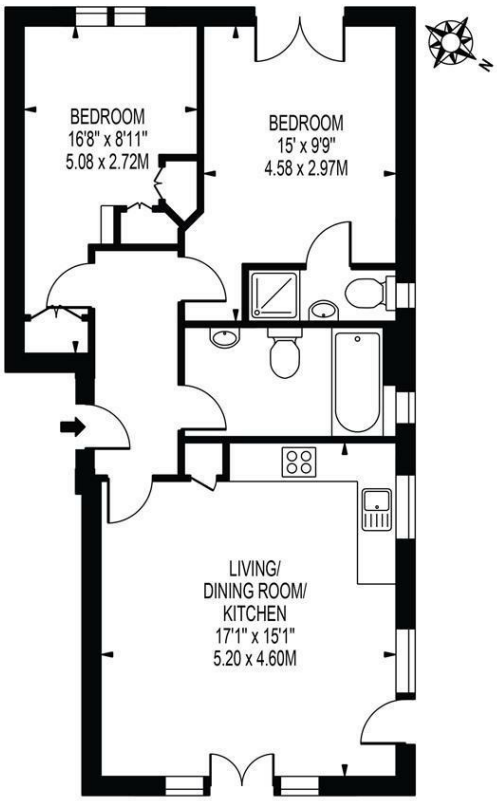
Church Road
Colliers Wood Borders, CR4 3BF

£335,000 Leasehold

A spacious and well presented two double bedroom, two bathroom, ground floor apartment with great sized private rear garden. Comprising of an open plan kitchen / reception room with direct access to the garden, secure gated parking and a long lease. The property is located within easy access to amenities, transport links at Colliers Wood and a Tram is also very close by. This is a great purchase for first time buyer looking in the area. Lease : 125 Years from 24th June 2005. Ground Rent (Per Annum) : £250. Service Charges (Per Annum) : £2,133.60.

PRINCESS LODGE, CHURCH ROAD

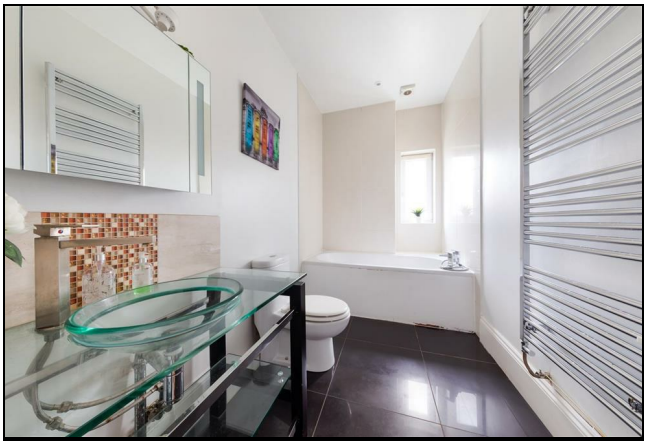
APPROXIMATE GROSS INTERNAL FLOOR AREA: 647 SQ FT - 60.13 SQ M



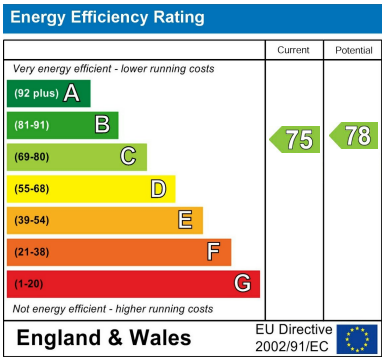
GROUND FLOOR

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.



- Two Double Bedrooms
- Private Garden
- Two Bathrooms
- Secure Underground
- Parking
- No Onward Chain
- EPC Rating : C
- Merton Council Tax Band : D
- Lease : 125 Years from 24th June 2005
- Ground Rent (Per Annum) : £250. Service Charges (Per Annum) : £2,133.60



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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.

Celebrating 30 years of successful Sales and Lettings in Merton

30 YEARS 1989–2019