

## Church Road Mitcham, CR4 3BF

**£325,000 Leasehold**



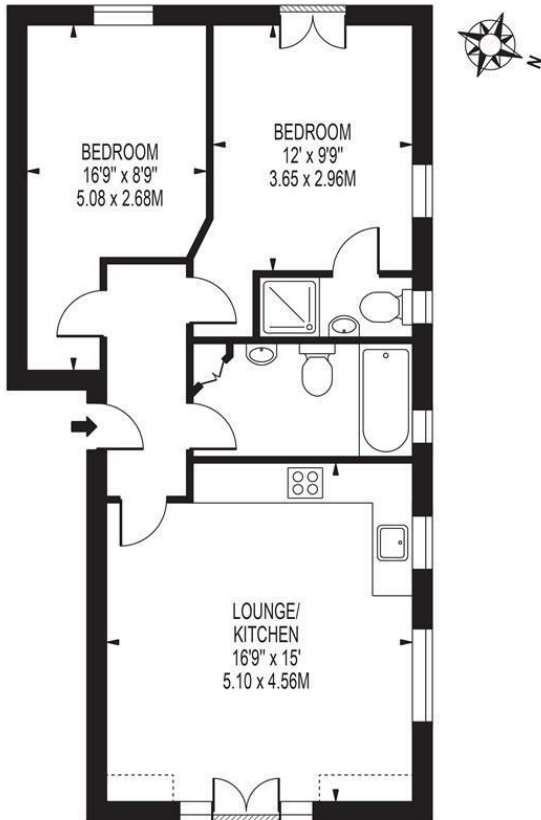
A beautifully presented and spacious two double bedroom, two bathroom, top floor apartment. Comprising of a superb open plan kitchen / reception room with Juliette Balcony, secure gated parking and a long lease. The property is located within easy access to amenities and transport links at Colliers Wood, as well as the Tramlink being close by. This is a fantastic property and would be ideal for a first time buyer looking in the area.

125 Year Lease from 24th June 2003. Ground Rent (Per Annum): £250.00. Service Charges (Per Annum): £2,216.92.

## PRINCESS LODGE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 646 SQ FT - 60.06 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 10 SQ FT - 0.96 SQ M



### SECOND 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
- Two Bathrooms
- Second Floor
- Secure Gated Parking
- Spacious and Modern
- Nearby Transport Links
- Ideal First Time Purchase
- EPC Rating : C
- Merton Council Tax Band : D
- 125 Year Lease from 24 June 2003; Ground Rent (Per Annum) £250; Service Charge £2216.92

#### 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>	78	78
(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>	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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