

## Lewis Road Mitcham, CR4 3LS

**£285,000 Leasehold**



**A two bedroom top floor apartment located within a gated development on the borders of Colliers Wood, a short walk to Colliers Wood Northern Line Tube Station and local amenities and is offered with no onward chain. This property comprises of a fitted kitchen, great sized lounge, modern bathroom and two bedrooms. Further benefits are a long lease, allocated off street parking, communal bicycle rack and would be perfect for the first time buyer.**

# Lime Court, CR4

Approximate Gross Internal Area = 53.3 sq m / 574 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
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(ID369129)

- No Onward Chain
- Two Bedrooms
- Top Floor
- Parking
- Gated Development
- Long Lease
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 150 Years From 01 June 1998
- Ground Rent (Per Annum) : £200. Service Charge (Per Annum) : £1990 (2023)

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	79
(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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