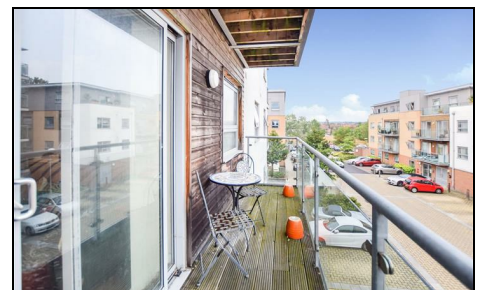


## Talbot Close Mitcham, CR4 1FF

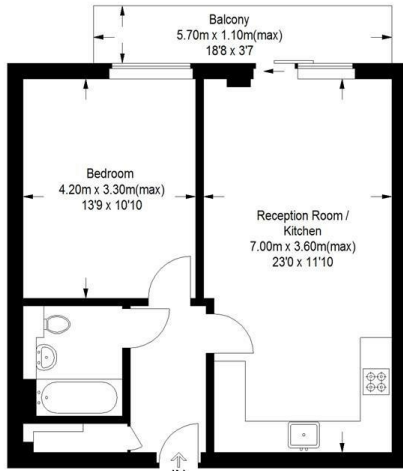
**£64,500 Leasehold**



**\*SHARED OWNERSHIP\* A 30% share of a modern one bedroom second floor flat located close to transport links and Mitcham Common. Comprising of an open plan modern kitchen/lounge with access to the balcony, fitted bathroom, double bedroom and allocated parking space.**

### Oak Lodge CR4

Approximate Gross Internal Area  
51.1 sq m / 550 sq ft



Third Floor

This floor plan is for representation purposes only and is not drawn to scale. The Gross Internal Area includes outbuildings shown on the plan. Whilst every attempt has been made to ensure of the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Shared Ownership
- One Double Bedroom
- Balcony
- Allocated Parking
- 30% Share
- Ideal First Time Purchase

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			
		75	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		90	90
England & Wales		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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