# Ellisons

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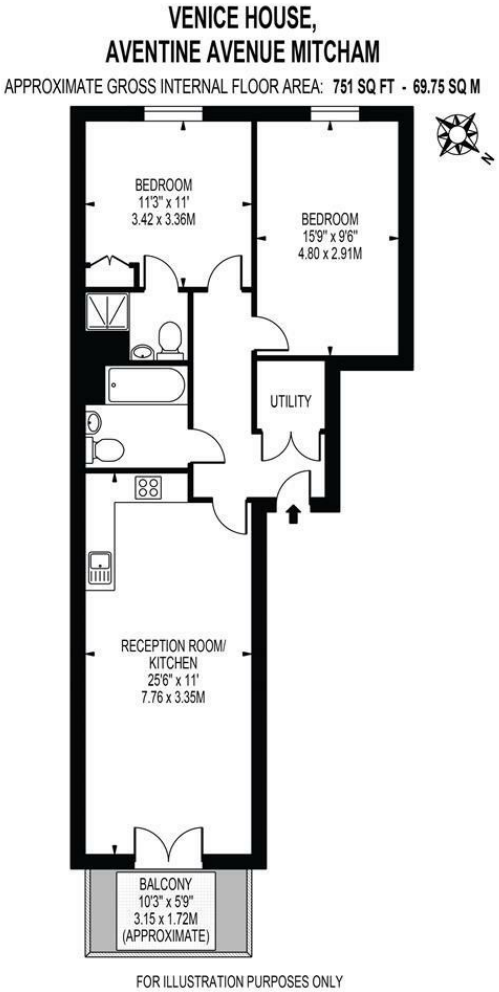
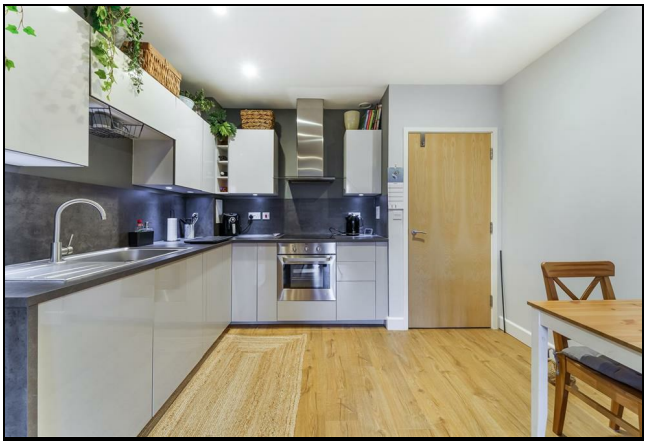
## Aventine Avenue
## Mitcham, CR4 1GB

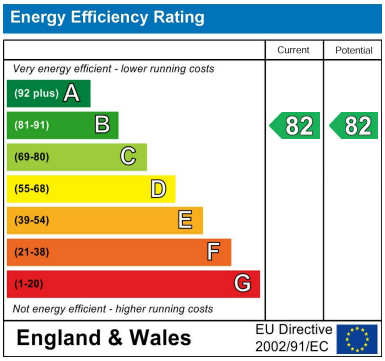
## Offers In Excess Of £350,000 Leasehold

**A beautifully presented two double bedroom first floor apartment with large private balcony, located within a highly sought after development located a short distance from Mitcham Eastfield Station and other transport links. The property compromises of a fully fitted open plan kitchen / living area with direct access to the private balcony. Two great sized double bedrooms with a modern en-suite shower room to the master. A large and spacious family bathroom and a separate utility storage area. Further benefits are a long lease and allocated parking space, making it ideal for a first time buyer!**



- Two Double Bedrooms
- Two Bathrooms
- Private Balcony
- Allocated Off Street Parking
- Secure Bike Storage
- Spacious and Modern Apartment
- EPC Rating : B
- Merton Council Tax Band : C
- Lease : 125 Years 10 Days From 1st January 2012
- Ground Rents (Per Annum) : £225, Service Charges (Per Annum) : £1,417.64 (Approx)




**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518**

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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