

## Tintern Close Wimbledon, SW19 1DP

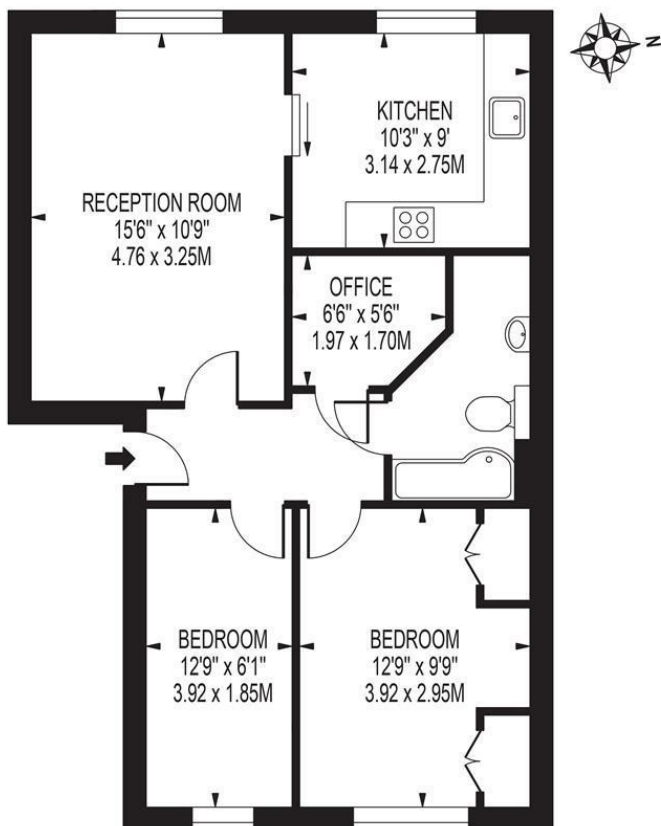
**£375,000 Leasehold**



A spacious and well presented purpose built two bedroom apartment located within a sought after development located within walking distance to Wimbledon Tube and Mainline Stations. This bright and airy apartment has off street parking, two bedrooms, spacious lounge, separate kitchen/diner and a study making this a great purchase for any first time buyers looking to get onto the property ladder in the Wimbledon area. The property also benefits from having an allocated space in the bike shed.

## TINTERN CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 621 SQ FT - 57.70 SQ M



### FIRST 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 Bedrooms
- Well Presented
- Separate Study
- Kitchen Diner
- Great Location
- Off Street Parking
- EPC Rating : B
- Merton Council Tax Band : C
- Ground Rents (Per Annum) : £10. Service Charges (Per Annum) : £1055
- Lease : 125 Years From 25 December 1989



#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (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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