

## Runnymede Colliers Wood, SW19 2RQ

£250,000 Leasehold

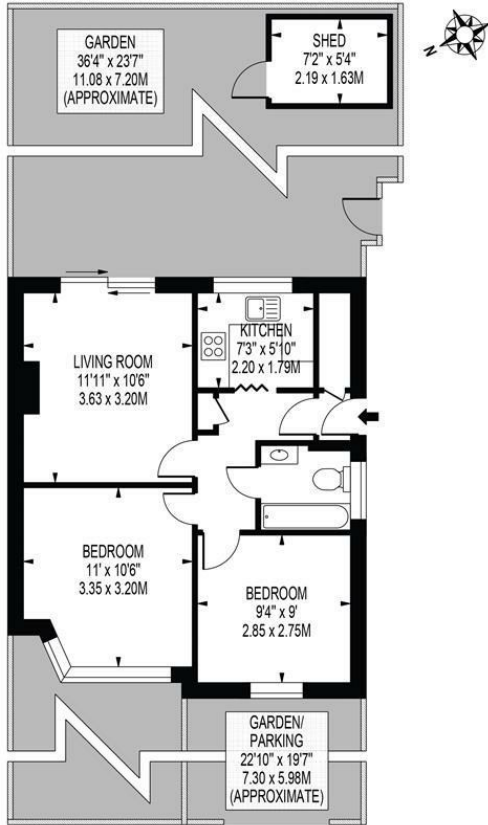


**\*\*Cash Buyers Only\*\*** A two double bedroom ground floor purpose built maisonette with private rear garden and off-street parking, located on this private development close to Merton Abbey Mills, great amenities and Tube Station. This property does require modernisation throughout the lease does need extending as there are only 47 years remaining. It does however benefit from no onward chain, a real bonus and rare for this property type, making it ideal for either the ideal first buyer or investor.

## RUNNYMEDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 476 SQ FT - 44.26 SQ M  
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL AREA OF SHED: 38 SQ FT - 3.57 SQ M



GROUND 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
- No Onward Chain
- Private Garden
- Off Street Parking
- Close To Tube Station
- Ideal Investment
- EPC Rating : D
- Merton Council Tax Band : C
- Current Lease : 47 Years
- Ground Rents (Per Annum) : £25. Building Insurances (Per Annum) : £200

### 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>		
(55-68) <b>D</b>	<b>66</b>	<b>75</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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