Ellisons

Colliers Wood
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Church Road
## Mitcham, CR4 3BF

Asking Price £299,500 Leasehold

A well presented, two double bedroom, two bathroom first floor purposed built apartment, located on the borders of Colliers Wood and is close to bus routes and Tramlink taking you into Wimbledon. The property comprises of a bright open plan fully fitted kitchen / living room, large family bathroom, two double bedrooms with an en-suite to the master. The property also benefits from off street underground parking, long lease and would be ideal for a first time buyer.

PRINCESS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 629 SQ FT - 58.4 SQ M

BEDROOM
16'9" x 8'11"
5.11 x 2.72M

BEDROOM
12'1" x 9'
3.68 x 2.75M

RECEPTION ROOM/ KITCHEN
17'1" x 14'5"
5.21 x 4.39M
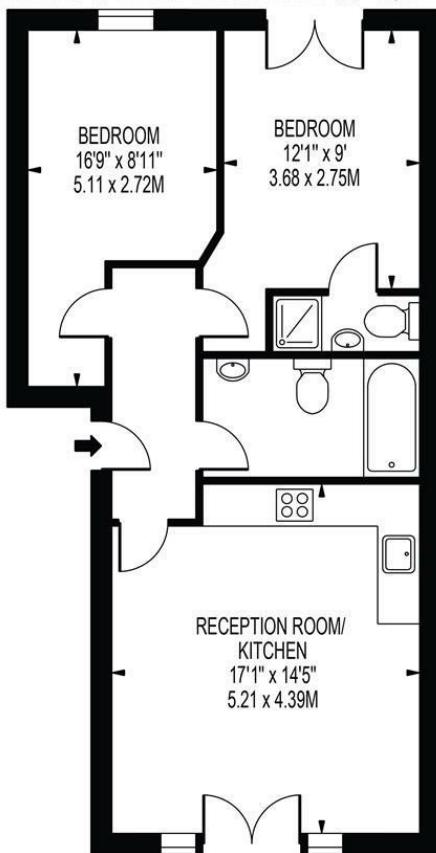
FIRST FLOOR
FOR ILLUSTRATION PURPOSES ONLY

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 Double Bedroom Apartment
- Beautifully Presented
- Underground Parking
- Open Plan Living
- Two Bathrooms
- Close To Transport Links
- EPC Rating : C
- Merton Council Tax Band : D
- Lease : 125 Years From 24 June 2004
- Service Charges (Per Annum) : £2,345 (includes Building Insurance)
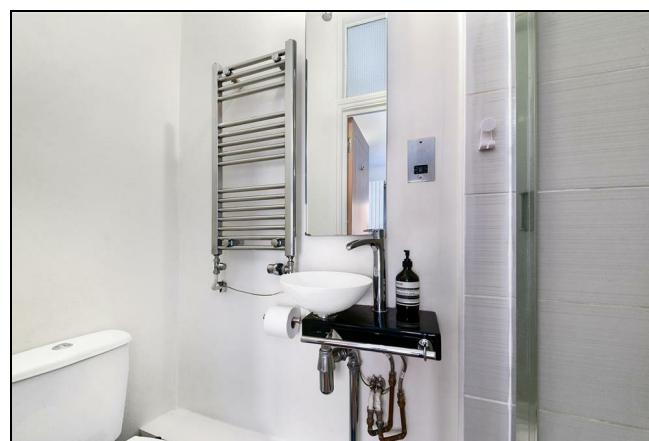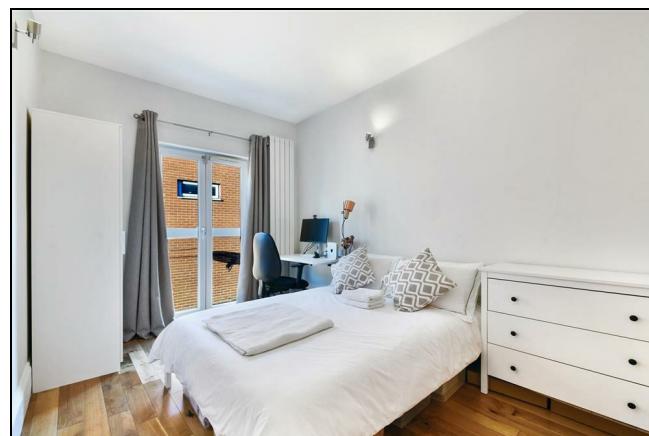
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC