

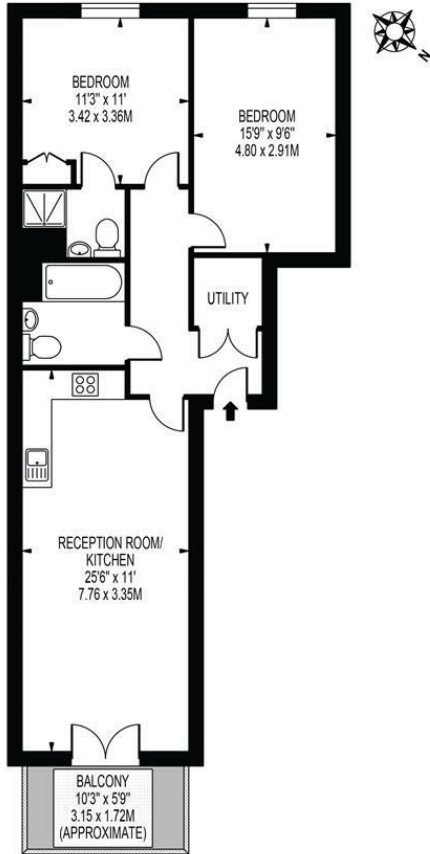
Aventine Avenue Mitcham, CR4 1GB

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 comprises 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!

**VENICE HOUSE,
AVENTINE AVENUE MITCHAM**
APPROXIMATE GROSS INTERNAL FLOOR AREA: 751 SQ FT - 69.75 SQ M



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
- 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)

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