

## Gladstone Road Wimbledon, SW19 1PX

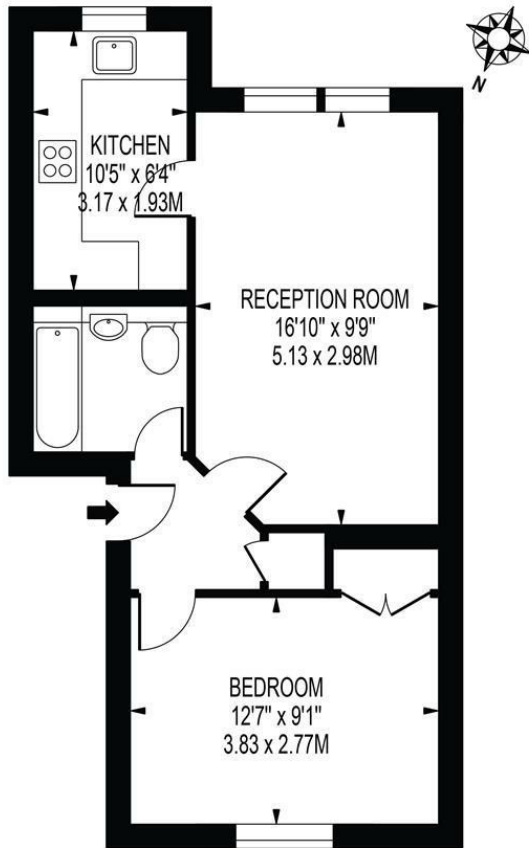
£325,000 Leasehold



An excellent one bedroom first floor purpose built apartment offered to the market with no onward chain, set in a small development in the 'Ministers' area of Wimbledon, a short walk to multiple transport links and Wimbledon Town Centre. Comprising a spacious double bedroom with built-in wardrobe, modern family bathroom, reception plus a separate kitchen, the flat also benefits from a healthy lease, allocated parking and a communal garden. Located off Gladstone Road, the flat is enviably positioned in close proximity to both the Mainline Station and Northern Line as well as the numerous shops, bars and amenities that the High Street has to offer. A superb first time purchase or investment.

## GLADSTONE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 435 SQ FT - 40.38 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.



- First Floor Purpose Built Apartment
- One Double Bedroom
- Allocated Parking Space
- Communal Garden
- Central Location in Wimbledon
- No Onward Chain
- Leasehold - 154 Years Remaining
- Annual Service Charges: £2237.28, Annual Ground Rent: £100
- EPC Rating C
- Council Tax Band C

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>		77	78
(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			
England & Wales		EU Directive 2002/91/EC	

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