

## Pixham Court Wimbledon, SW19 7EH

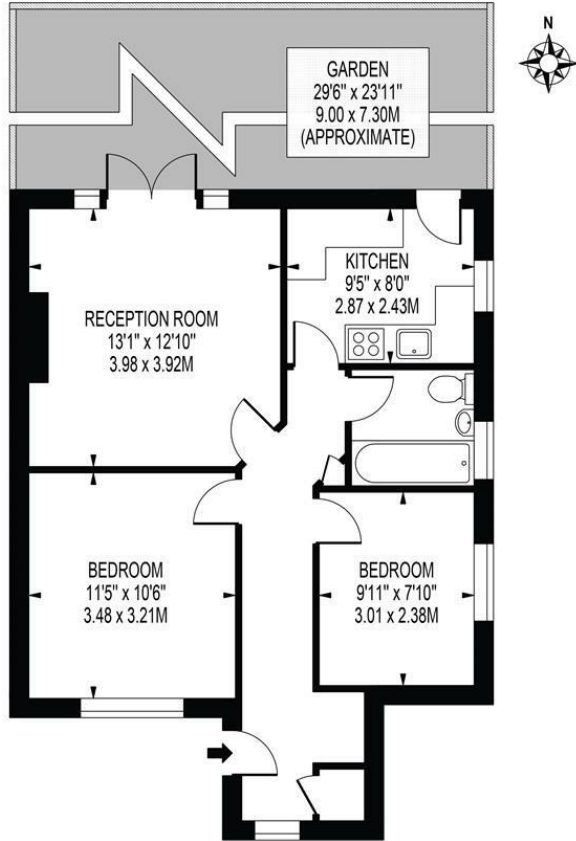
**£525,000 Leasehold**



**Sold with no onward chain this two bedroom ground floor maisonette with private garden and long lease situated on a highly desirable road in Wimbledon within a short distance of the town centre and transport links as well as being close to the open green spaces of Wimbledon Common and Wimbledon Park. Requiring modernisation throughout this property offers a buyer an excellent opportunity to put their own stamp on their next home. Early Viewing Is Highly Recommended.**

## PIXHAM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 600 SQ FT - 55.74 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.

- No Onward Chain
- Two Bedrooms
- Private Garden
- In Need Of Modernisation
- Sought After Location
- Leasehold - The property will be sold with a 150 Year Lease from 2024
- Service Charge - Currently Nil - NB: There will be a provision in the new lease for one.
- Ground Rent - "Peppercorn". Buildings Insurance - Approx £400 per annum.
- Current EPC Rating - D
- Council Tax Band - D



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>		68	78
(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	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

