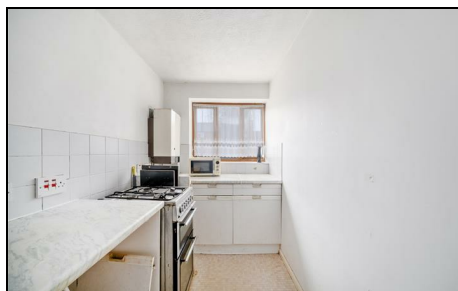


Birchwood Close Morden, SM4 5LA

£185,000 Leasehold

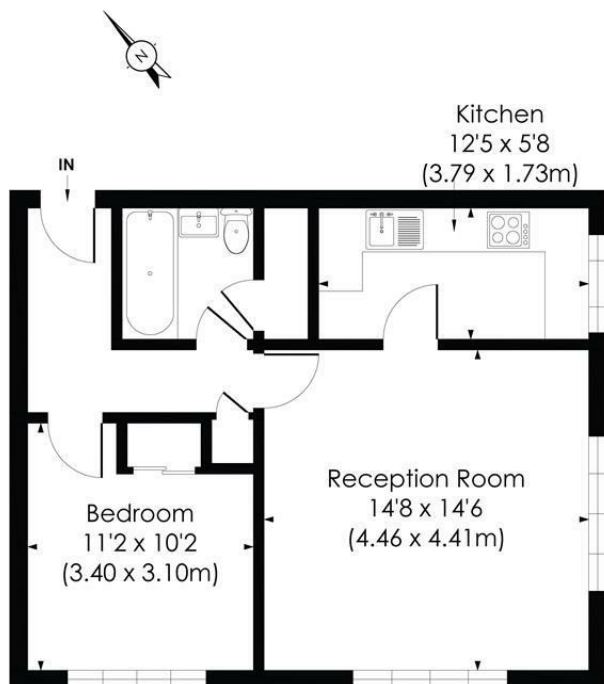


This larger than average one-bedroom ground floor purpose-built apartment, offered to the market with no onward chain and allocated parking, enviably located in a sought after Close next to Morden Town Centre and the Northern Line Tube. Comprising a double bedroom, a well kept family bathroom and generously sized reception opening out onto a separate kitchen. Positioned a short walk to the numerous bars, shops and amenities that Morden has to offer as well as Morden Hall Park. This property is available to cash buyers only, presenting a unique opportunity for those looking to invest in a desirable location.

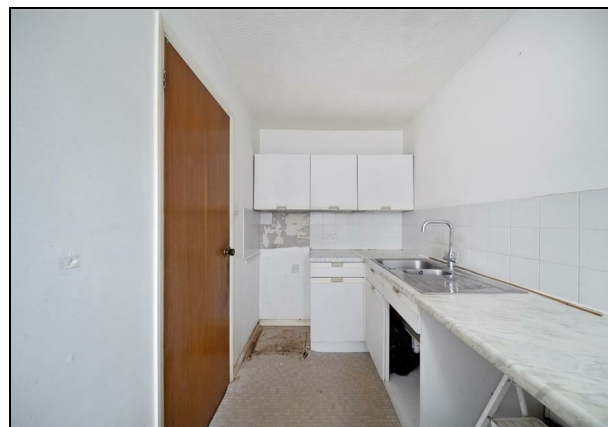
BIRCHWOOD CLOSE, SM4

Approx. Gross Internal Floor Area

528 Sq. ft/49.04 Sq. m



GROUND FLOOR



pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- One Double Bedroom Ground Floor Purpose-Built Apartment
- Allocated Parking
- Spacious Reception
- Short Walk to Morden Northern Line Tube
- No Onward Chain
- Leasehold - 65 Years Remaining
- Service Charges £984.35 every six months
- Ground Rent £70 Per Annum
- EPC Rating - C
- Merton Council Tax Band - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
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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of successful Sales and
Lettings in Merton

