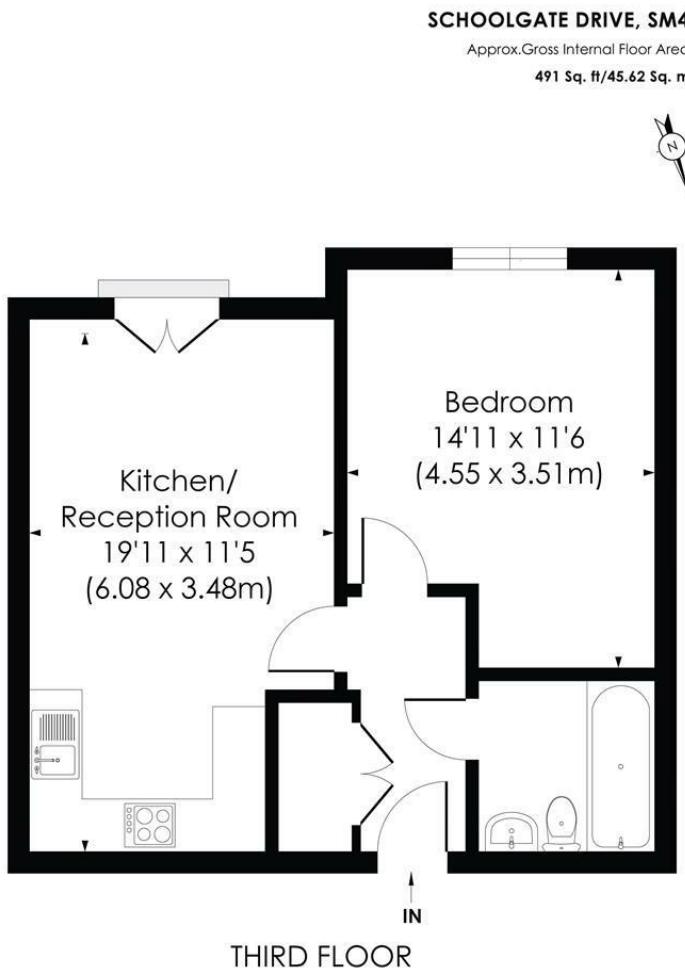


## Nursery View House Morden, SM4 5DH

**£275,000 Leasehold**



Well presented one bedroom purpose built apartment, located in a highly sought after development near to good transport links and amenities in Morden town centre. The apartment offers a bright living space, with modern contemporary kitchen and allocated parking. This is a fantastic home for a first time buyer looking to get on to the property ladder in Morden. Also being sold with the benefit of no onward chain.



**pixangle**  
PROPERTY MARKETING

This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS code of measuring 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.

- Well Presented
- Purpose Built Apartment
- No Onward Chain
- Allocated Parking
- Council Tax Band C
- EPC - C
- Lease : 140 years Remaining
- Ground Rent £250.00 per Annum
- Service Charge £3073.44 per Annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-80) B		
(69-68) C	72	
(55-54) D		
(39-34) E		
(21-18) F		
(1-12) G		
Not energy efficient - higher running costs		
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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