

**Bishopsford Road
 Morden, SM4 6AS**

£450,000 Leasehold - Share of Freehold

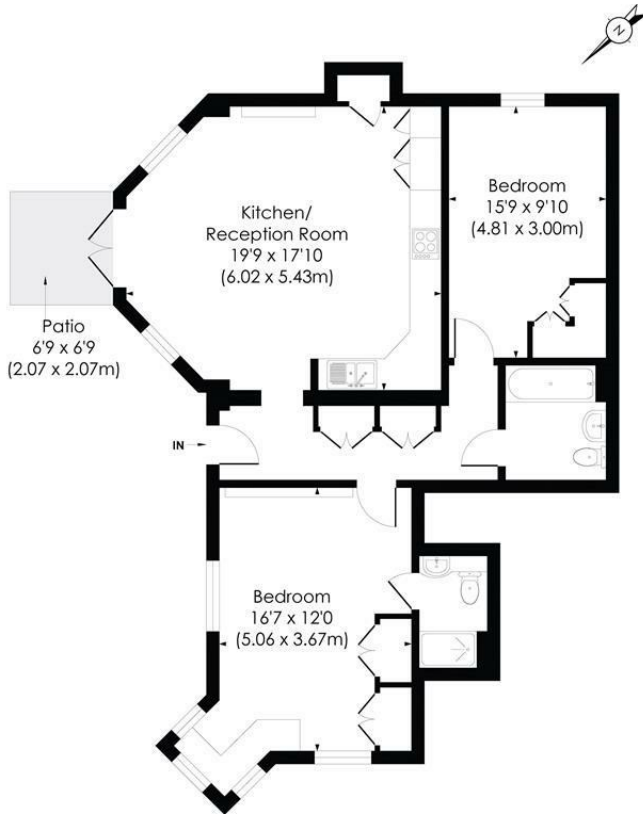


Unique to the market, a modern and contemporary ground floor two double bedroom, two bathroom conversion flat with parking. Set in Bishopsford House, a private gated development in Poulter Park beside the River Wandle. Comprising two double bedrooms (one with ensuite) and a further family bathroom, and a spacious open plan kitchen/reception with integrated appliances and solid wood flooring. Doors lead off to your own private patio area, next to lovely communal gardens and surrounded by the beauty of the Watermeads Nature Reserve. With ample storage throughout, including floor to ceiling wardrobes, underfloor heating and offered with the share of the freehold, a viewing is highly recommended.

BISHOPSFORD ROAD, SM4

Approx. Gross Internal Floor Area

908 Sq. ft/84.32 Sq. m



GROUND FLOOR

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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.

- Two Double Bedrooms
- Conversion Flat
- Modern and Contemporary Feel Throughout
- Master Bedroom With En-Suite Bathroom
- Private Gated Development
- Parking
- EPC Rating : C
- Sutton Council Tax Band : D
- Service Charge £1,714.25 Per Annum
- Leasehold with Share of Freehold



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	77	78
EU Directive 2002/91/EC		

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