

## Martin Way Morden, SM4 4AG

£245,000 Leasehold

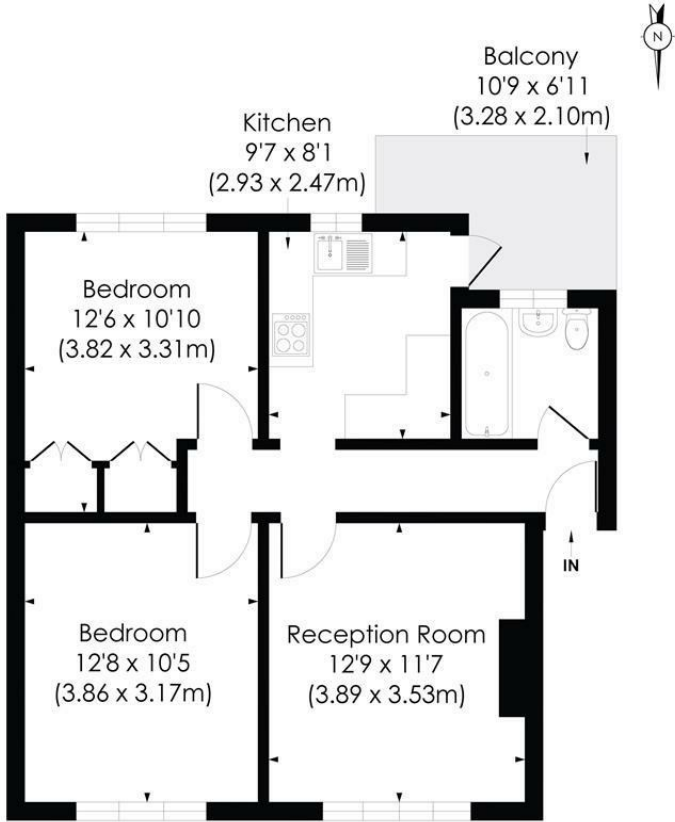


**A well presented two double bedroom top floor flat in lovely condition with a private balcony and close to Morden Northern Line Tube, South Merton Thameslink Station and the Town Centre. Comprising a spacious lounge, fitted kitchen and modern bathroom suite. Offered to the market with no onward chain and sold with a 71 YEAR LEASE remaining.**

**MARTIN WAY, SM4**

Approx. Gross Internal Floor Area

600 Sq. ft/55.71 Sq. m



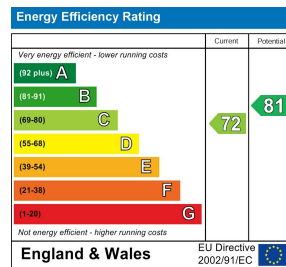
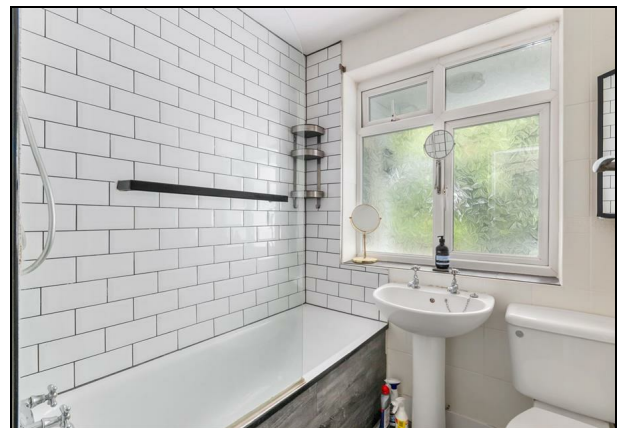
SECOND FLOOR

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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.

- Top Floor Purpose-Built Apartment
- Two Double Bedrooms
- Private Balcony
- Spacious Reception
- Superb Location close to Multiple Transport Links
- No Onward Chain
- Leasehold - 71 Years Remaining
- Annual Ground Rent - £13, Annual Service Charges - £925
- EPC Rating - C
- Merton Council Tax Band - B



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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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