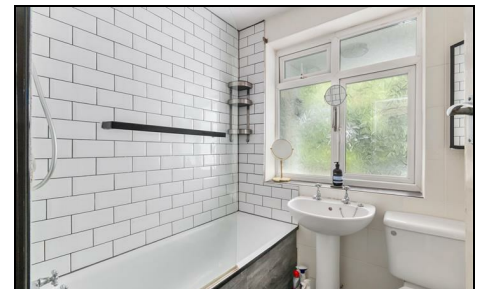


## Martin Way Morden, SM4 4AG

£250,000 Leasehold

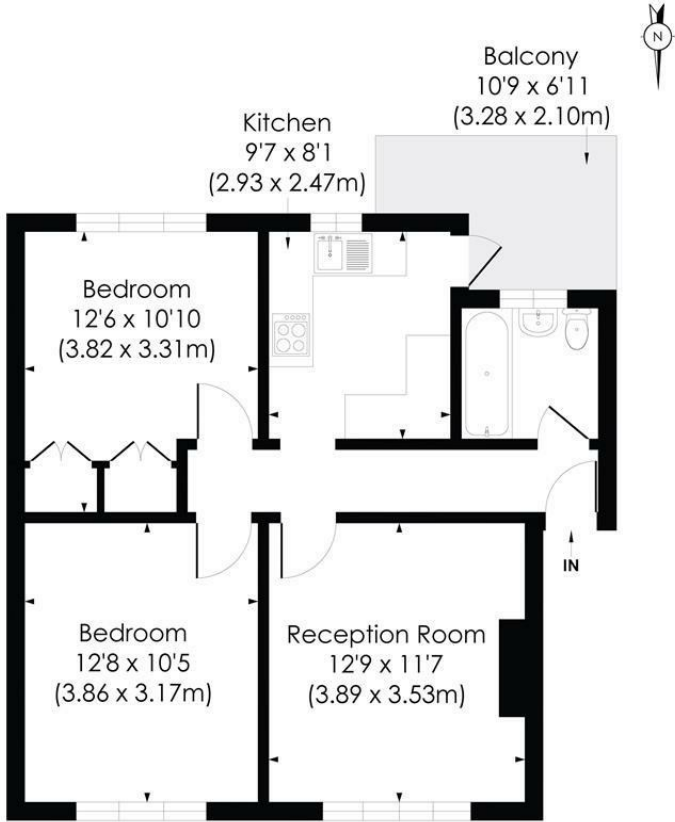


Well presented two double bedroom top floor flat in lovely condition with private balcony and close to Modern Town Centre and Tube Station, as well as South Merton Railway Station. Spacious lounge, fitted kitchen and modern bathroom suite. Being sold with a 72 YEAR LEASE remaining, with no onward chain.

**MARTIN WAY, SM4**

Approx. Gross Internal Floor Area

600 Sq. ft/55.71 Sq. m



SECOND FLOOR

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118  
 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
- Top Floor
- Close To Transport
- Large Reception Room
- No Onward Chain
- EPC Rating : C
- Council Tax Band - B
- Lease: 72 Years remaining
- Ground Rent : £13 (per annum)
- Service Charge TBC

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	81
		EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 543 1166



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

