

Martin Way Morden, SM4 4AH

£325,000 Leasehold - Share of Freehold

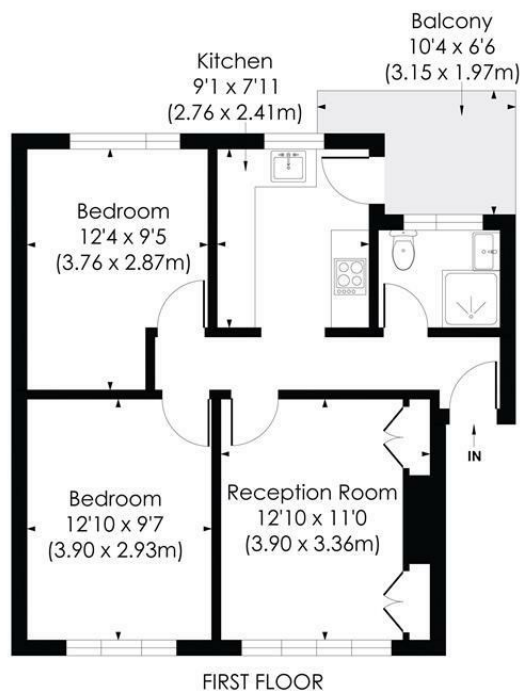


In excellent condition throughout, a superb two double bedroom first floor apartment with balcony, share of freehold and offered to the market with no onward chain. Enviably located on Martin Way, within easy reach of multiple transport links including Morden Northern Line Tube and South Merton Thameslink, as well as Morden Town Centre with its numerous bars, shops and amenities. Boasting a spacious reception, two double bedrooms, a modern kitchen with integrated appliances and luxury family bathroom. There is also the bonus of a balcony at the rear of the propert and a long underlying lease of 985 years. A superb first time purchase or buy to let investment.

MARTIN WAY, SM4

Approx. Gross Internal Floor Area

558 Sq. ft/51.88 Sq. m

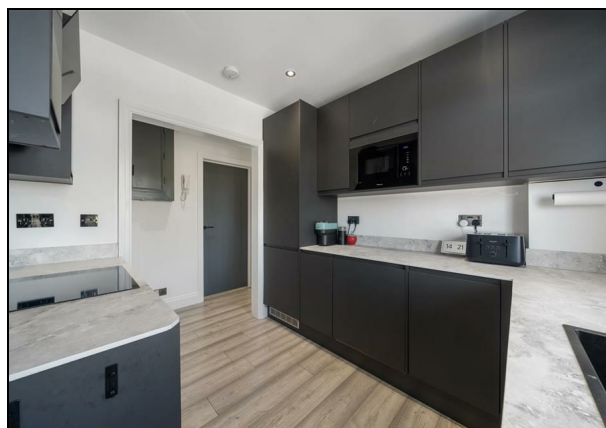


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PROPERTY MARKETING

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.

- First Floor Conversion Flat
- Two Bedrooms
- In Excellent Condition
- Balcony
- Desirable Location Close to Multiple Transport Links
- No Onward Chain
- Share of Freehold (985 Lease Years Remaining)
- Annual Service Charges - £1200
- EPC Rating - C
- Merton Council Tax Band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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