

22 Summerhill Way

Mitcham, CR4 2NJ

Guide price £260,000

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** NO ONWARD CHAIN ** Welcome to this beautifully presented one-bedroom flat located on Summerhill Way in the desirable area of Mitcham. This purpose-built flat spans an impressive 459 square feet and boasts a bright and airy interior, thanks to its dual aspect design that allows for an abundance of natural light.

Upon entering, you will be greeted by a newly fitted kitchen that is both stylish and functional, perfect for those who enjoy cooking and entertaining. The flat has been thoughtfully redecorated throughout, complemented by new flooring that adds a modern touch to the living space. The reception room provides a comfortable area to relax, while the well-appointed bedroom offers a peaceful retreat.

This property comes with the added benefit of no onward chain, making it an ideal choice for first-time buyers or investors. You will also enjoy a share of the freehold and a long lease of over 900 years, providing peace of mind for years to come. An allocated parking space is included, adding convenience to your daily routine.

Situated in a popular modern development, this flat is conveniently located just a 5 minute walk to Mitcham Eastfields train station (with fast links into London Victoria), local shops, and bus links, ensuring easy access to the wider area. Whether you are commuting to work or exploring the local amenities, this location offers the perfect balance of comfort and convenience.

In summary, this charming flat is a wonderful opportunity for anyone seeking a stylish and well-located home in Mitcham. Don't miss your chance to make it yours.

Accommodation

Security phone entry system, door into communal hallway, stairs to second floor and property entrance.

Entrance Hall
Laminate flooring, security phone entry system,

























built in cupboard housing water tank, built in storage cupboard, loft access.

Bedroom One
Double glazed window to front aspect, modern 'Dimplex' electric heater, built-in wardrobe with mirrored sliding door doors, laminate flooring.

Bathroom
Three-piece suite comprising panel enclosed bath with shower screen and chrome taps, electric 'Mira' shower, pedestal wash hand basin with chrome mixer tap, enclosed WC, part tiled walls, double glazed obscure window to side aspect, wall mounted heater, shaver point, laminate flooring.

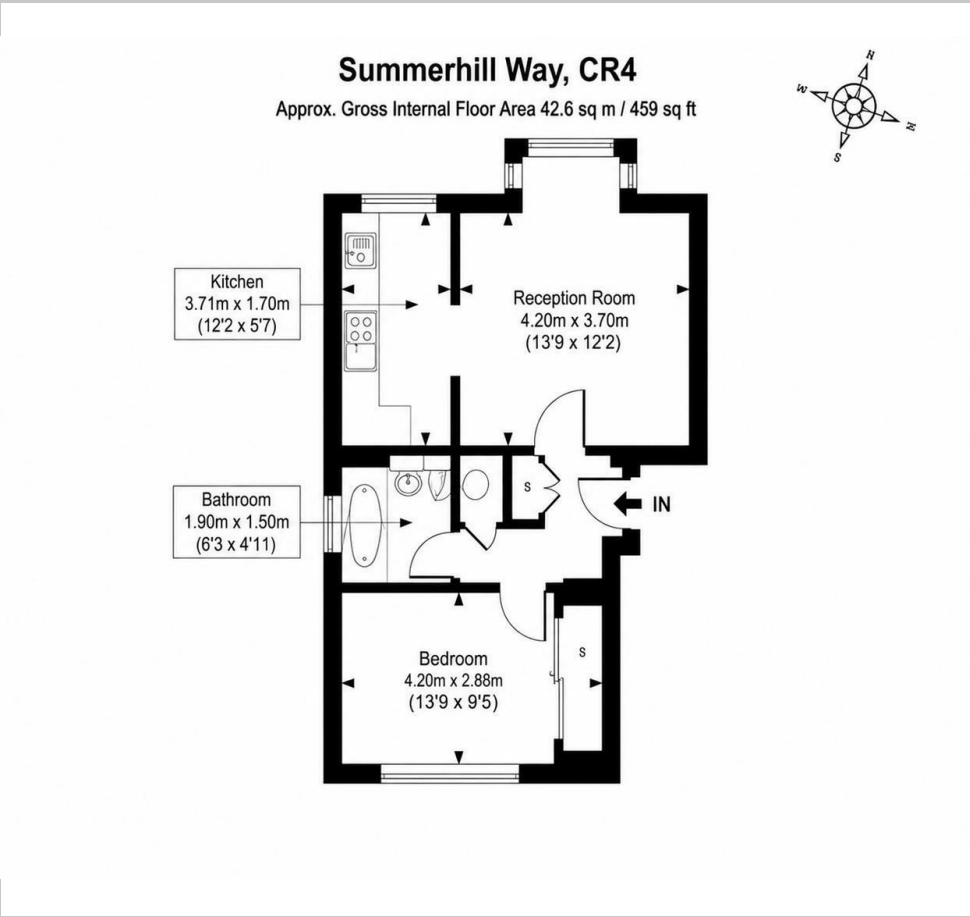
Living Dining Room
Modern 'Dimplex' electric heater, laminate flooring, double glazed bay window to rear aspect.

Kitchen
Newly fitted kitchen, with range of built in units and drawers, wood worktop, inset butler sink with chrome mixer tap, integrated oven and electric hob with chrome extractor hood above, space for fridge freezer and washing machine, tiled splashback, laminate flooring, double glazed window to rear aspect.

Outside
Allocated parking space
Visitors parking
Well kept communal grounds.

BUYER'S INFORMATION
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Floor Plan



Additional Information

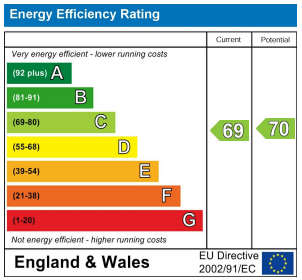
- No onward chain, top floor flat with dual aspect outlook. Owner lived there originally and then rented it out when she worked abroad.

- Property has had a brand new kitchen fitted, and new flooring in the bedroom, lounge and kitchen. Flat has been repainted and new wardrobe doors in the bedroom.

- Lease 963 years. Service charges £2160.00 annually, no ground rent. Vendor has advised it is share of freehold.

- Allocated parking space, and visitors parking.

- Electric heating, EPC rating C



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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