

Morden Road, Mitcham, CR4 4DR
Asking price £200,000

Sears & Co
estate & letting agents

NO UPPER SALES CHAIN

A well presented one bedroom ground floor apartment, situated in this popular position on Morden Road, Mitcham, CR4.

The property is conveniently located for local shops, supermarkets, cafés and amenities, with nearby Ravensbury Park offering attractive green spaces. Mitcham Junction railway station and Morden Underground station provide excellent connections into Central London and surrounding areas.

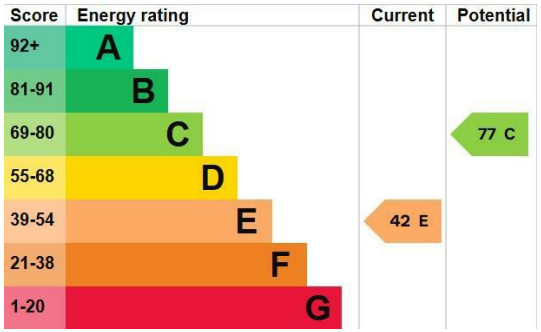
The accommodation comprises an entrance hallway, a spacious dual aspect living/dining room, separate fitted kitchen, generous double bedroom and family bathroom. Externally, the property further benefits from an allocated parking space. Council tax band B.

The owners have advised that the property has approximately 90 years remaining on the leasehold, a service charge of approximately £2485 per annum and ground rent charge of £150 per annum. This information should be verified with a solicitor prior to any exchange of contracts.

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

In accordance with the estate agents act any potential purchaser is notified that a member of staff at Sears & Co has a connected interest in the sale of this property.













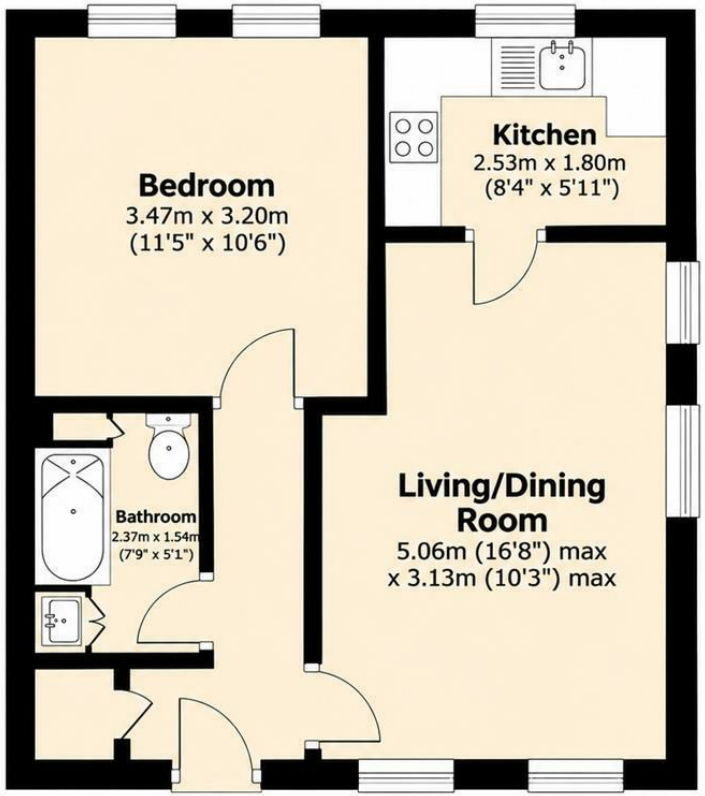


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Morden Road, Mitcham, CR4

Approx. 41.2 sq. metres (444.0 sq. feet)



Ground Floor

Total area: approx. 41.2 sq. metres (444.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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