

**Seaton Road  
Mitcham, CR4 3GL**

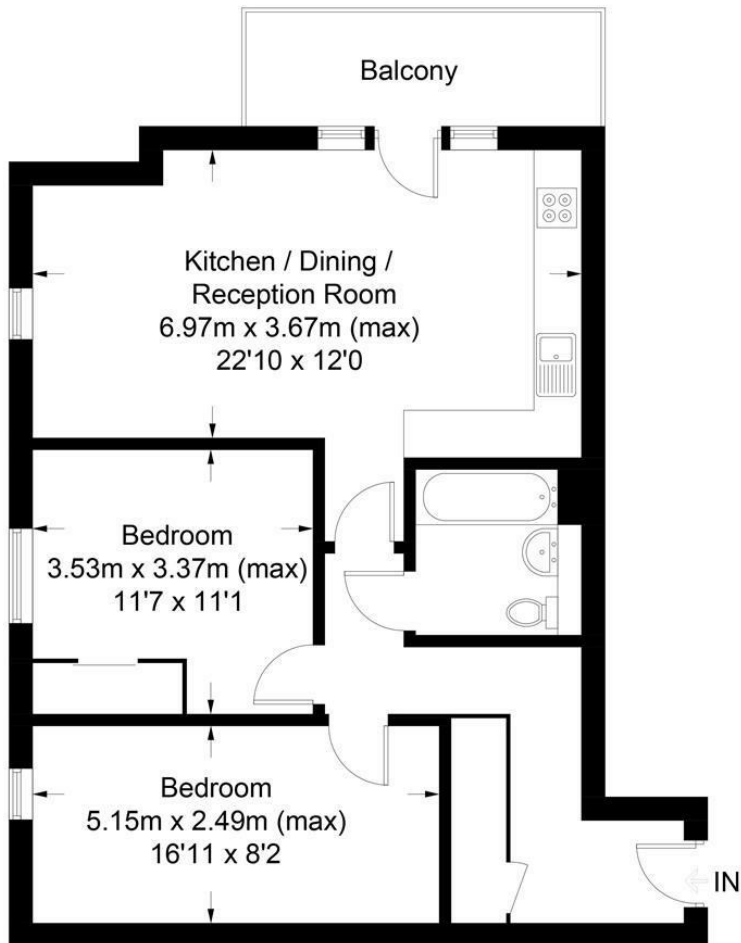
**£345,000 Leasehold**



**A spacious and superbly presented two double bedroom purpose built apartment with good sized private balcony and parking. This lovely property comprises of a modern fully integrated open plan kitchen/dining/living area with direct access to the balcony, two great sized double bedrooms and a contemporary bathroom. This property would make an ideal first time purchase as it's a real turn key property located in a good area with the added benefits of long lease, and off street parking.**

## Carroll Court, CR4

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Two Double Bedrooms
- Good Sized Private Balcony
- Superbly Presented
- Close To Transport & Amenities
- Long Lease
- Fantastic First Time Purchase
- EPC Rating: B



| Energy Efficiency Rating                                                                                                                                                                                                      |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                      |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                       | Potential | Current                                                                                                                                                                                                                                                             | Potential |
|                                                                                                                                                                                                                               |           |                                                                                                                                                                                                                                                                     |           |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                     |           | <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                           |           |

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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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