

**Church Road  
Mitcham, CR4 3EX**

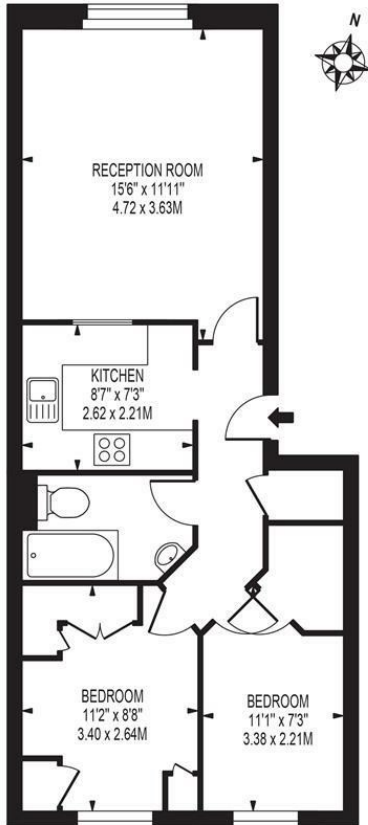
**£300,000 Leasehold**



**A lovely two double bedroom ground floor flat set within a delightful modern development with no onward chain, offering neutral décor throughout and off-street parking, located moments from the many great amenities and Colliers Wood Tube Station (Northern Line). This would be ideal for a first time buyer or investment buyer looking in the area. Call now to arrange your viewing.**

**NOBLE COURT,  
CHURCH ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 536 SQ FT - 49.80 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Two Bedrooms
- No Onward Chain
- Off Street Parking
- Sought After Development
- Amenities Nearby
- Ideal First Time Purchase
- EPC Rating ;
- Merton Council Tax Band :
- Lease : 999 Years From 20 December 1988
- Ground Rents (Per Annum) : £80. Service Charges (Per Annum) : £720

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	51	
(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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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**

