

Sheldrick Close Colliers Wood, SW19 2UG

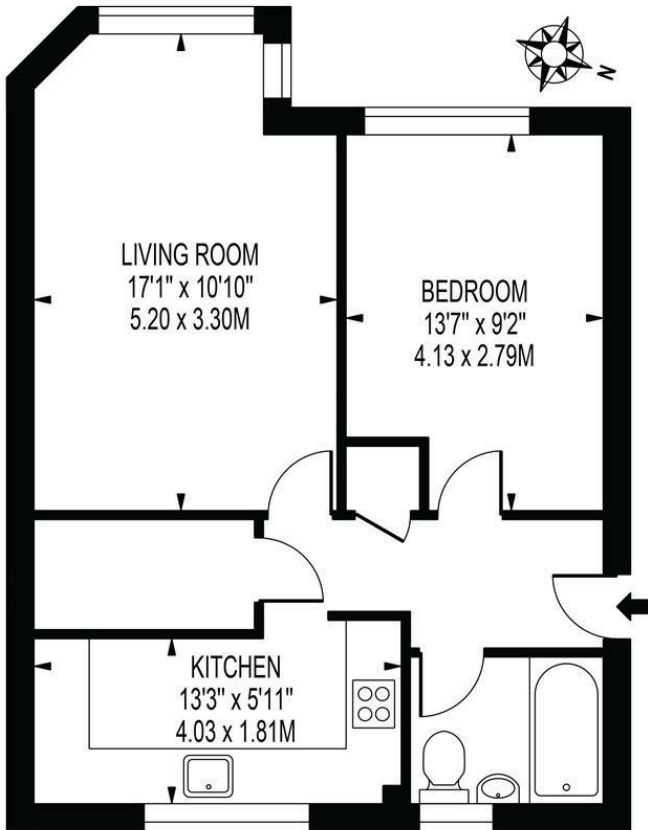
£250,000 Leasehold



A large, one double bedroom ground floor apartment situated in a quiet development, a short walk from Colliers Wood Underground Station and local amenities. The property comprises of a large living room fitted kitchen double bedroom and modern bathroom. There is plenty of internal storage and this property would be ideal for a first time buyer looking to move to the SW19 area!

SHELDRIK CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 515 SQ FT - 47.83 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.



- One Bedroom
- Ground Floor Flat
- Ideal First Time Purchase
- No Onward Chain
- Close To Transport Links
- Great Amenities Nearby
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 125 Years From 24 June 1988
- Ground Rents (Per Annum) : £10. Service Charges (Per Annum) : £950.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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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