

## Seaton Road Mitcham, CR4 3GL

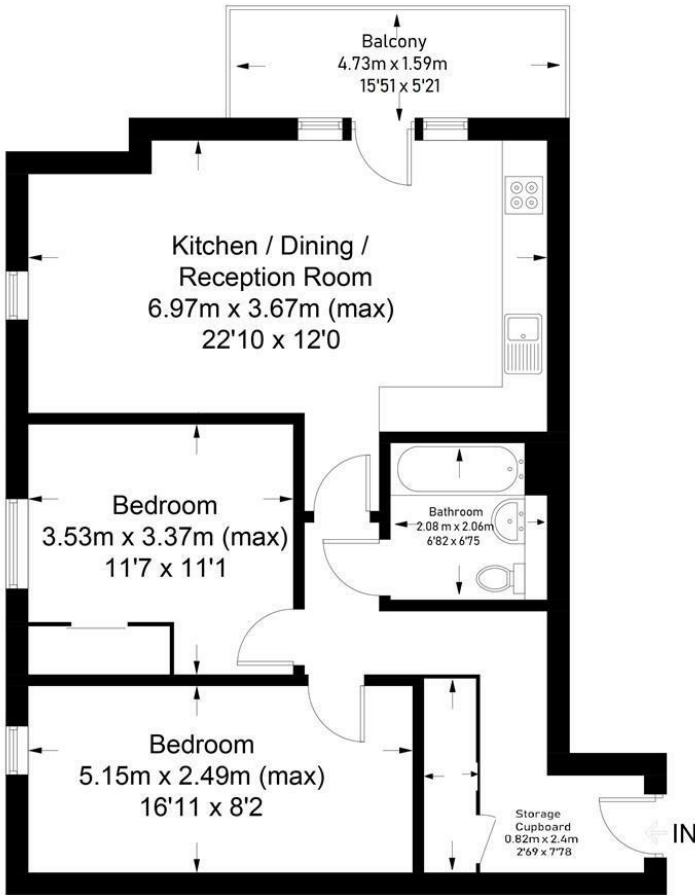
**£360,000 Leasehold**



**A beautifully presented and spacious two double bedroom, first floor flat. This modern property consists of a bright open plan living room with fully fitted kitchen leading onto the large west facing private balcony, two spacious double bedrooms, family bathroom, and large storage cupboard off of the hallway. This property is within walking distance to both Colliers Wood Underground and Mitcham Eastfields Station and would make an ideal first time purchase for someone looking to be close to good transport and amenities, and has the added benefit of private parking, a long lease and no onward chain.**

## 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
- Private Parking
- Close To Transport & Amenities
- Ideal First Time Purchase
- EPC Rating: B
- Merton Council Tax Band : D
- Lease : 125 Years From 01 August 2014
- Ground Rents and Service Charges (Per Annum) : £3,687.48 (2024)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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