



Andridge Court, 2A Church Lane, London, SW19

Offers Over: £180,000

Leasehold





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RETIREMENT FLAT FOR OVER 60'S. Situated in a purpose built development within the Merton Park Conservation Area. This ground floor flat has a good size living room, double bedroom and a modern kitchen and bathroom. There are additional communal facilities including two lounges, laundry room, guest suite, gardens and parking facilities. Local shopping and transport facilities are accessible.

There are 88 years and one month remaining on the lease. The annual ground rent is 100.00 and the service charge is £3,455 per annum. The Council tax band is C and EPC Rating C.

Lease, ground rent and the maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

NO ONWARD CHAIN.



Front

Block paved pathway with bedding to sides leading to main communal front door with entry phone system, lobby with stairs and lift giving access to upper floors. Corridor to private front door to: -

Entrance Hall

Entry phone system, two storage cupboards (one housing water tanks), emergency aid alarm cord. Doors to: -

Living Room/Kitchen**Living Room**

Window to side aspect overlooking well tended communal gardens, emergency aid alarm cord. Open to: -

Kitchen

Compromising a range of eye level and base units with work top incorporating stainless steel sink, built in double oven with electric hob over, space for fridge and freezer, part tiled walls, wooden floor.





Bedroom

Window overlooking gardens, built in wardrobes, emergency aid alarm cord.

Bathroom

Modern white bath suite comprising panel enclosed walk in bath and wall mounted shower with monsoon shower head above, further hand held shower attachment, vanity wash hand basin, concealed cistern low level W.C. tiled walls, wall mounted mirror, heated towel rail, extractor fan, emergency aid alarm cord.





Communal Gardens

Well maintained communal gardens to three sides of building including an arbour with seating area.

Car Parking

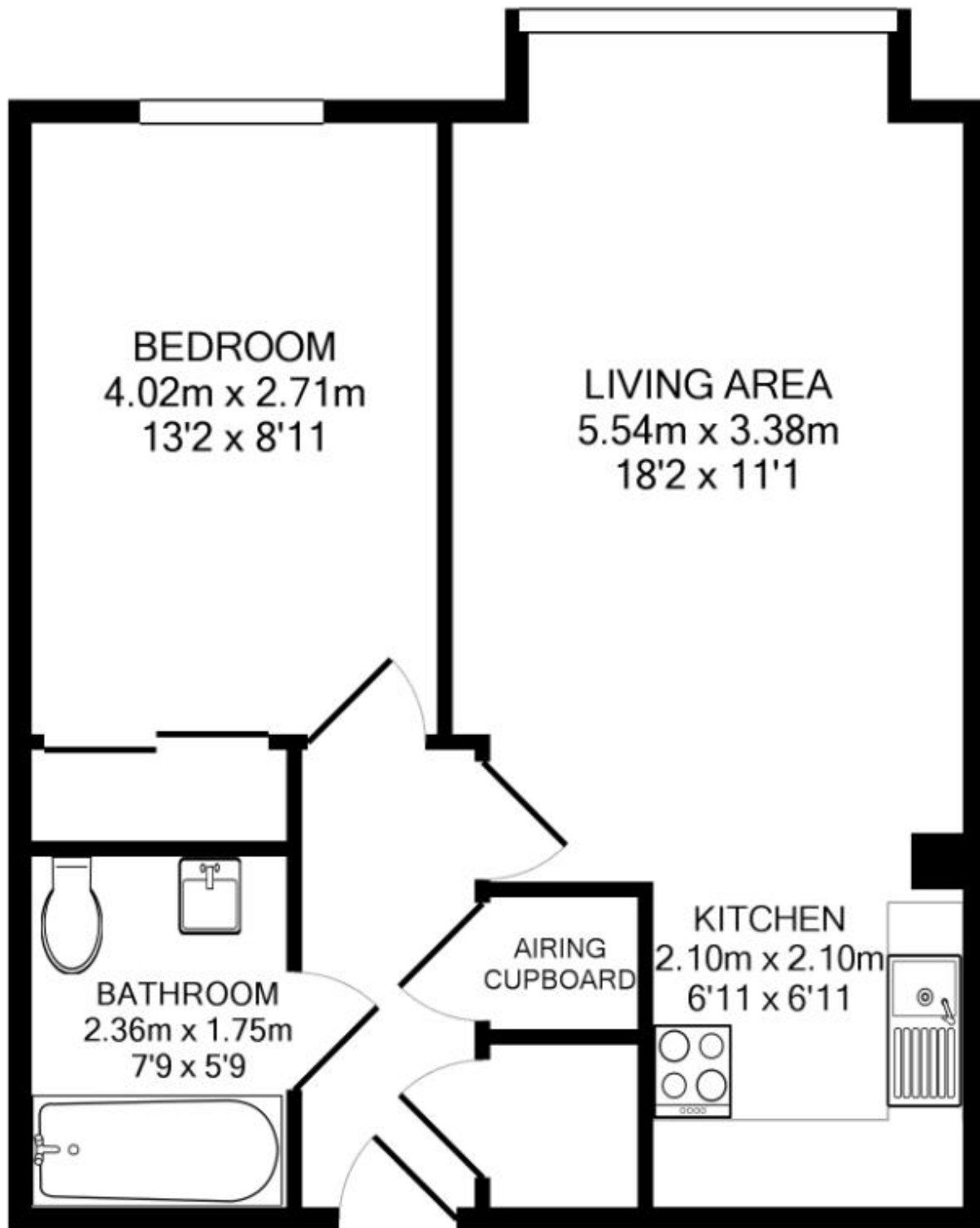
Residents' parking spaces to the side of the building.



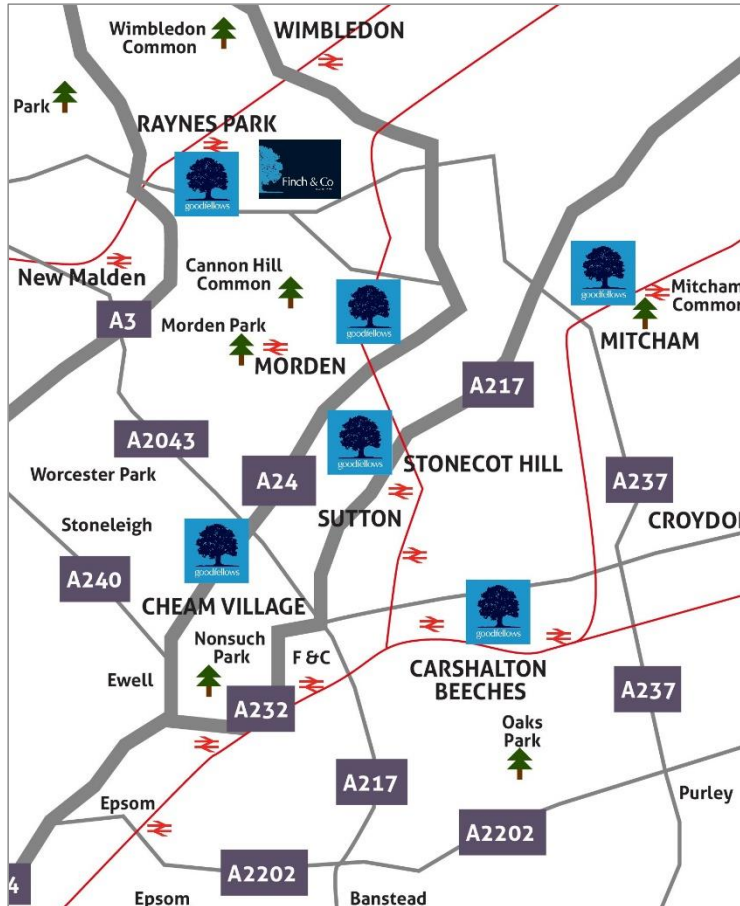


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Your View...



Goodfellows Branch Network



Local Authority

London Borough Of Merton

Referral Fees

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. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

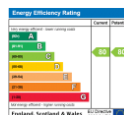
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For full EPC please contact the branch