

197 Lyle Court, Lilleshall Road, Morden
Offers in excess of: £220,000

Leasehold





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This larger than average one double bedroom second floor purpose built flat is conveniently located within close proximity to Morden town centre boasting a wealth of services and amenities as well as the ever popular Morden northern line tube station, nearby tram stop and numerous bus routes providing excellent transport links making this ideal for first time buyers, commuters and buy to let investors alike. In addition, the vast recreational open spaces of the National Trusts Morden Hall Park, Ravensbury Park and Poulter Park are also nearby providing the rarely found blend of convenience with peace and tranquillity. Accommodation comprises of a lounge with French doors opening to the Juliet balcony, kitchen, a double bedroom and bathroom. Externally the property further benefits from well maintained communal gardens and residents off street parking.



Front Door Opening To

Inner Lobby

With laminate wood flooring, inset spot light and door opening to

Hallway

With double radiator, power points, storage cupboard, laminate wood flooring and doors opening to

Lounge

With double glazed French doors opening to Juliet balcony to the front elevation, radiator, power points, ceiling coving and laminate wood flooring

Kitchen

With range of fixed wall and base level units, work surfaces, single stainless steel drainer sink unit with accompanying mixer tap, part tiled walls, space for cooker, fitted extractor hood, space for fridge freezer, space for washing machine, power points, wall mounted valliant boiler, storage cupboard, double glazed window to rear elevation overlooking communal gardens, power points and ceramic tiled floor





Bedroom

With double glazed window to rear elevation overlooking communal gardens, radiator, power points, fitted double wardrobes, ceiling coving and laminate wood flooring

Bathroom

With suite comprising panel enclosed bath, pedestal wash hand basin, low level WC, full tiled walls, opaque double glazed window to rear elevation, extractor fan, heated towel rail, ceiling coving and ceramic tiled floor



Outside

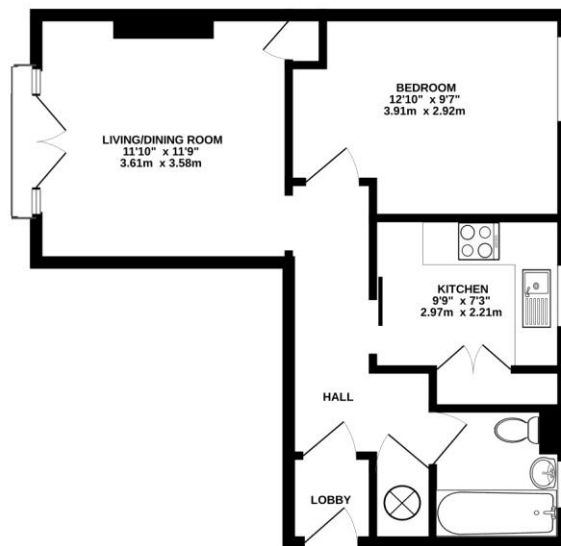
Communal gardens and residents off-street parking



- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...

2ND FLOOR

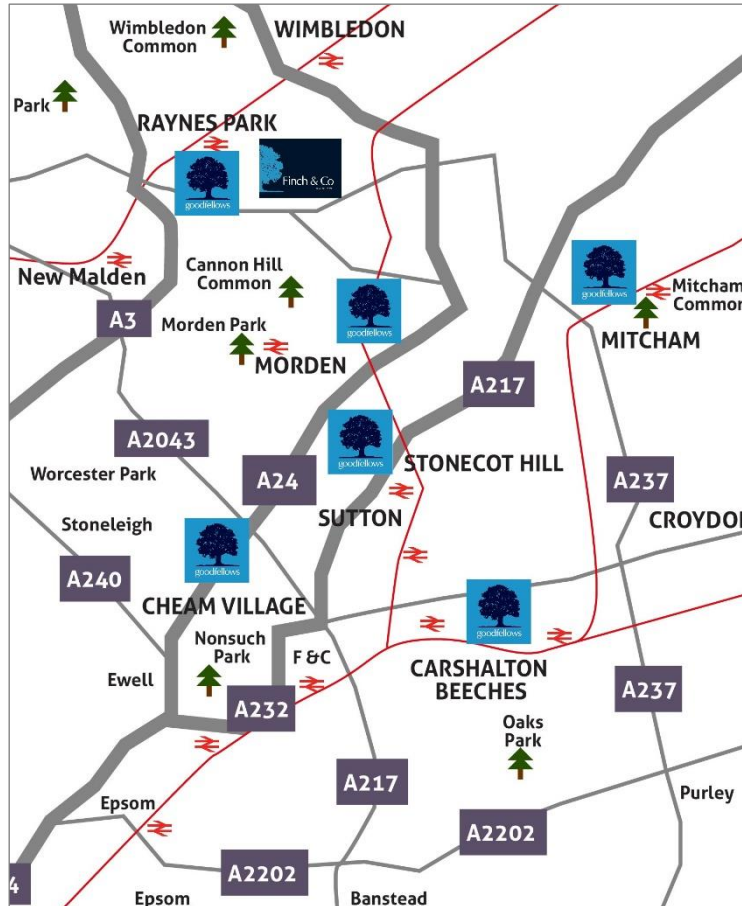


TOTAL APPROXIMATE FLOOR AREA 468 SQ.FT. (43.5 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

Goodfellows Branch Network



Local Authority

London Borough Of Merton, London Borough of Merton - Council Tax

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

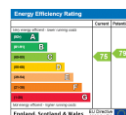
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For full EPC please contact the branch