



**Goodfellows - Mitcham**

7-8 Fairgreen Parade, London Road, Mitcham, CR4 3NA

T: 020 8646 8686

mitcham@goodfellows.co.uk

www.goodfellows.co.uk

## Flat 25, Lewes Court, Chatsworth Place, Mitcham, CR4



### Overview...

Two Bedroom

Chain Free

Retirement Home

Leasehold

Resident Parking

EPC Rating C

Council Tax Band B

London Borough of

Merton



### Our view...

This property is a retirement flat with a minimum age restriction of 55 years and is sold with a 70% share the remaining 30% is owned and will be retained by Amicus Horizon. This two bedroom purpose built retirement apartment is located within this popular development in the heart of Mitcham town centre, benefiting from its close proximity to a wide variety of shops and services as well as numerous transport links including Colliers Wood Northern Line tube station, Mitcham Eastfields train station, nearby tram stop and a wealth of bus routes.

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

**Asking Price: £150,000**

*Leasehold*

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**Kitchen**

12'6" x 5'11" (3.8m x 1.8m)



**Bedroom Two**

12'10" x 6'7" (3.9m x 2m)

**Living Room**

15'11" x 10'2" (4.85m x 3.1m)

**Bathroom**

6'11" x 5'11" (2.1m x 1.8m)

**Bedroom One**

12'10" x 9' (3.9m x 2.74m)

**Additional Information**

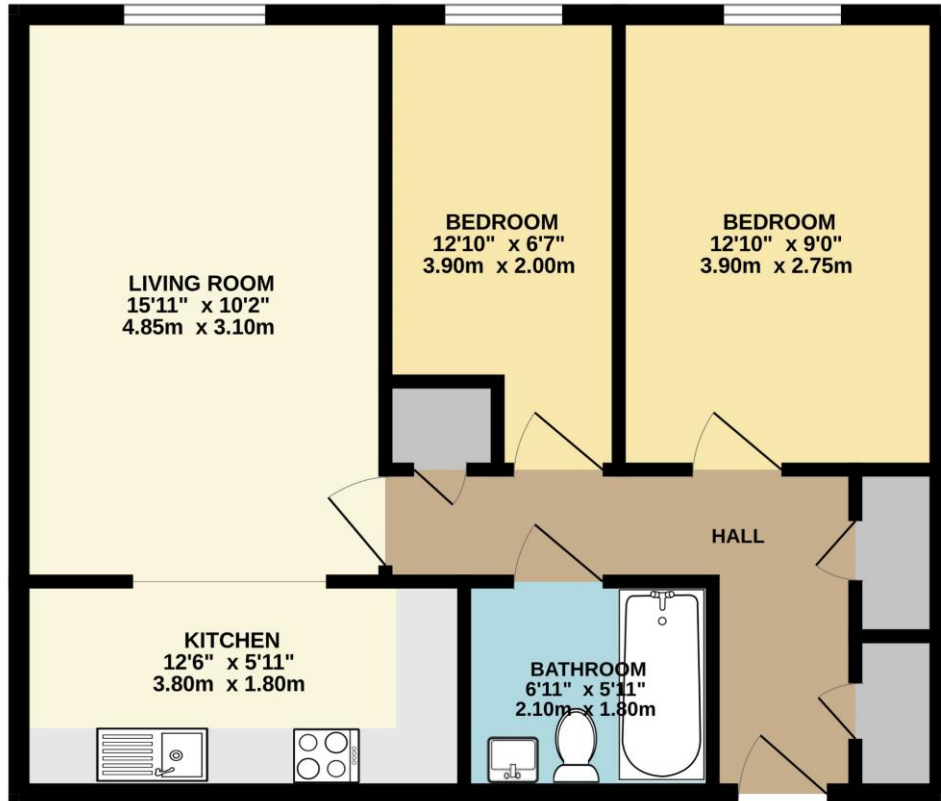
EPC Rating C





**Your View...**

FIRST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority**  
Merton Council

**Referral Fee's**

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

**Fixtures & Fittings**

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

**All Measurements**

All Measurements are Approximate

**Floorplan Clause**

Measurements are approximate. Not to Scale. For Illustrative purposes only



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For full EPC please contact the branch

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