



**Goodfellows - Mitcham**

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

T: 020 8646 8686

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www.goodfellows.co.uk

## Mullards Close, Mitcham



### Overview...

Two Bedroom

Resident Parking

Chain Free

Leasehold 160 years

Service Charge £1,320 pa

EPC Rating C

Council Tax Band C

### Our view...

Goodfellows are pleased to welcome to the market this chain free two bedroom apartment located on the borders of Mitcham, Wallington and Carshalton.

This second floor apartment is located in the popular residential development of Mullards Close and is comprised of an entrance hall, a good sized living room, kitchen, two double bedrooms and a family bathroom.

The property is ideal for first time buyers and investors alike due to its quiet residential location and close proximity to transport links.

Further benefits of this property include residents parking, communal gardens, a long lease of 160 years and NO ONWARD CHAIN!

**Asking Price: £285,000**

*Leasehold*

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

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**Bathroom**

7'10" x 5'7" (2.4m x 1.7m)



**Reception Room**

14'3" x 12'2" (4.34m x 3.7m)

**Kitchen**

9' x 7'10" (2.74m x 2.4m)

**Bedroom One**

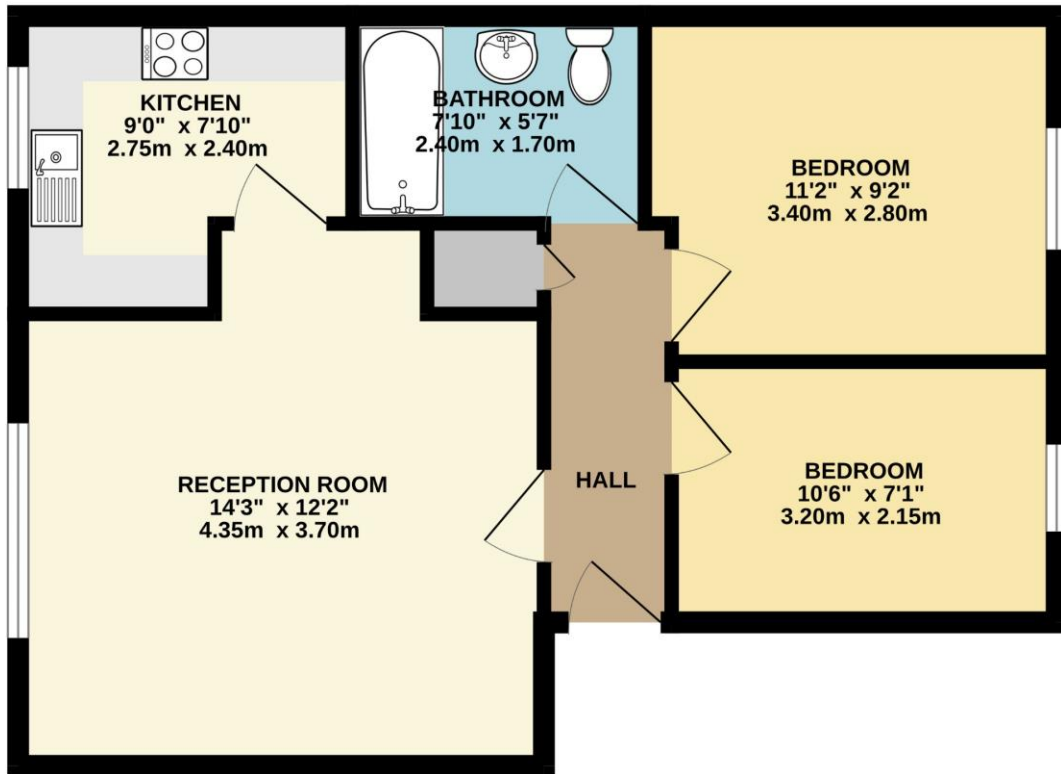
11'2" x 9'2" (3.4m x 2.8m)

**Bedroom Two**

10'6" x 7'1" (3.2m x 2.16m)



TOP FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (47.9 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.  
Made with Metropix 62023

**Local Authority**  
Sutton 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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