



6 Birchwood Close, Morden, Surrey SM4 5NH

**Offers in excess of: £300,000**

*Leasehold*

EPC Rating: C

Council Tax Band: C







## 6 Birchwood Close, Morden, Surrey SM4 5NH

### Offers in excess of: £300,000

Location, location, location.....This beautifully presented two bedroom ground floor purpose built apartment is located within this sought after central Morden development providing access to the town centre amenities including the ever popular Morden Underground station, Morden South train station and a variety of bus routes making this a perfect purchase for first time buyers, commuters and buy to let investors alike. In addition to the vast selection of transport options, services and amenities on offer in the thriving nearby town centre, there are also a great selection of green spaces nearby such as the National Trusts Morden Hall Park, Ravensbury Park and Morden Park all of which provide the rare combination of convenience with peace and tranquillity.

Accommodation comprises of the highly desirable open plan kitchen/diner/lounge, two bedrooms and a bathroom. Externally the property further benefits from an allocated off street parking bay and well maintained communal gardens.



**Front door opening to:**

**Entrance Lobby**

With an inset spot light, ceiling coving, laminate wood flooring and an opening to:

**Hallway**

With a radiator, a wall mounted communal commercial entry phone, power points, a wall mounted central heating thermostat, ceiling coving, laminate wood flooring and matching doors with matching door furniture opening to:

**Open Plan Kitchen/Lounge/Dining:**

**Lounge/Dining Area:**

With a secondary glazed window to the rear elevation, a double radiator, power points, ceiling coving and laminate wood flooring with an opening to the:

**Kitchen Area:**

With a range of fitted wall and base level units with soft closing doors, contrasting natural stone effect work surfaces, single drainer sink unit with accompanying mixer tap, partly tiled walls, a fitted electric oven, a fitted electric hob, a fitted extractor hood, space for a fridge/freezer, a matching breakfast bar, power points, a double glazed window to the front elevation, ceiling coving and laminate wood flooring.







### **Bedroom One**

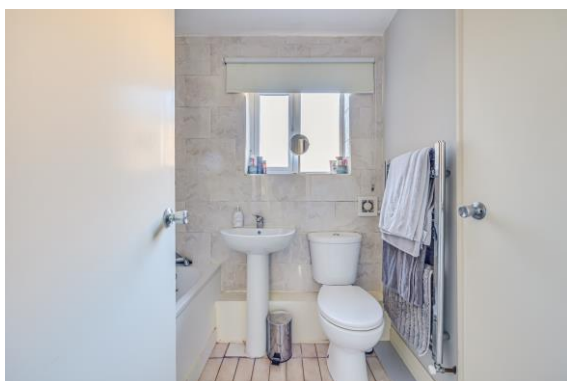
With a secondary glazed window to the rear elevation, a radiator, two double fitted wardrobes, power points, ceiling coving and laminate wood flooring.



### **Bedroom Two**

With a secondary glazed window to the rear elevation, a radiator, a built in mirror fronted double wardrobe, a walk in storage cupboard, power points, ceiling coving and laminate wood flooring.





### **Bathroom**

With a suite comprising of a panel enclosed bath with an accompanying mixer tap and a shower over with a shower screen to the side, a pedestal wash hand basin with an accompanying mixer tap, a low level WC, fully tiled walls, an opaque double glazed window to the front elevation, a heated towel rail, a storage/utility cupboard, an extractor fan and ceramic tiled flooring.



### **Outside**

Communal gardens and an allocated parking bay (26)

### **Leasehold information:**

152 Years remaining

£1657.56 Current service charge

Peppercorn ground rent per annum

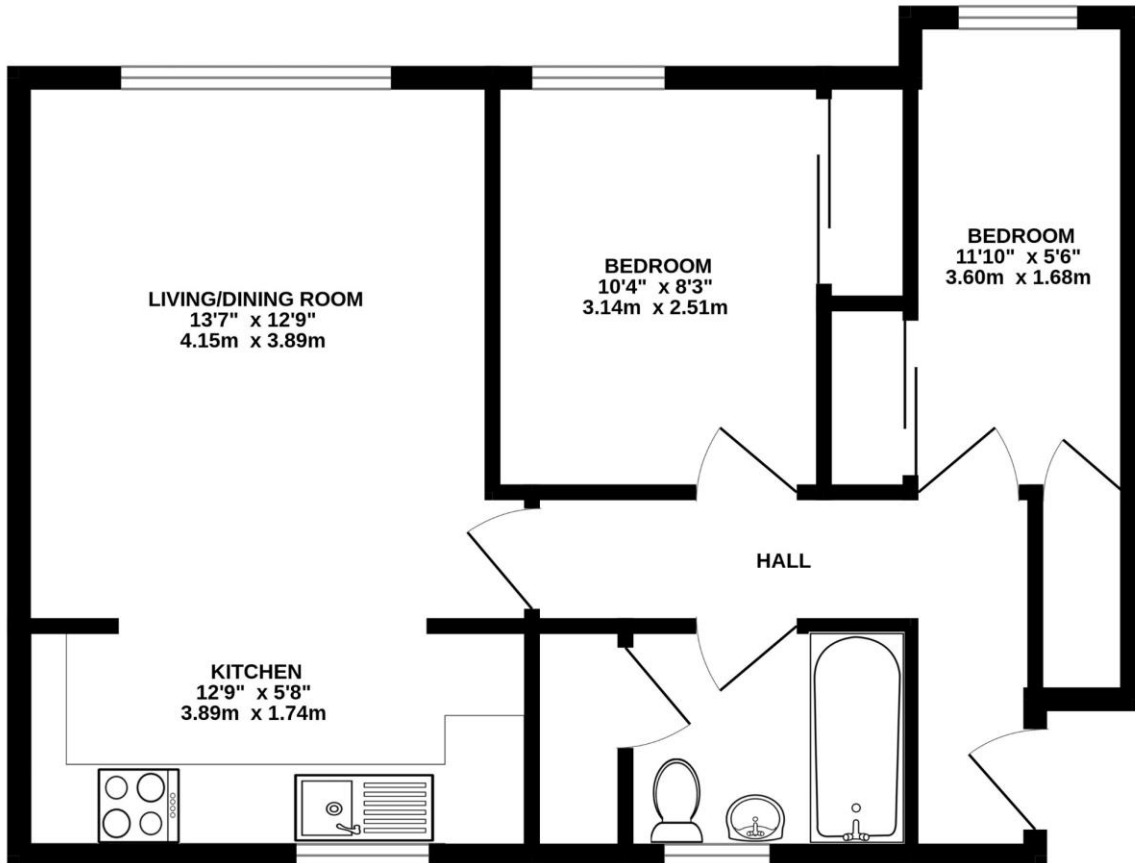


- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

**Your View...**



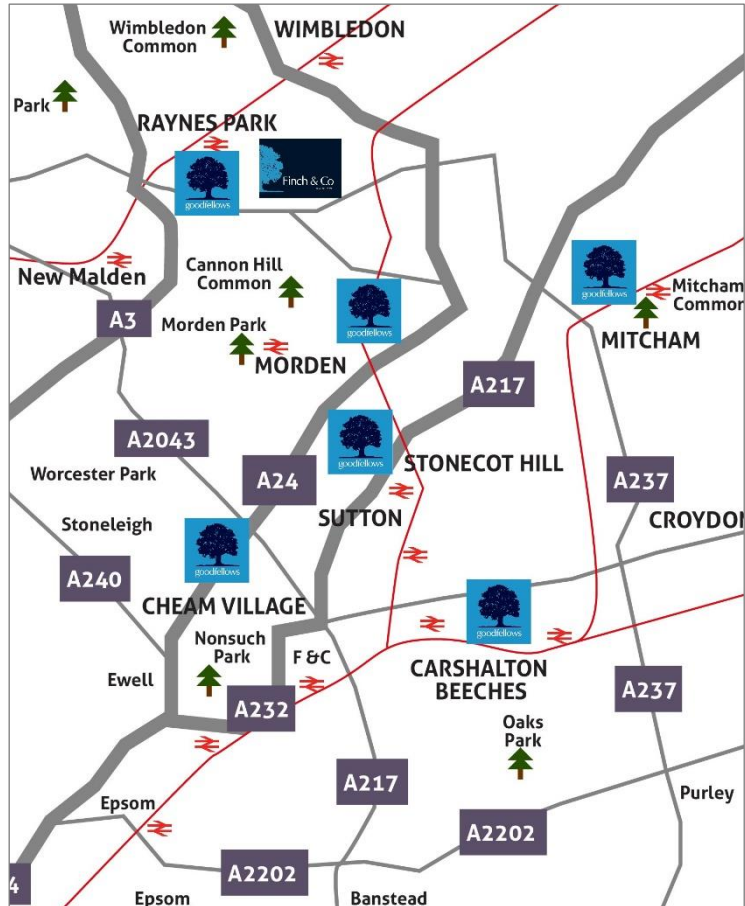
## GROUND FLOOR



TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

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

## 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

## Goodfellows - Morden

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For full EPC please contact the branch