



Flat 41, Solent Court, London Road, London SW16 4EY

**Offers Over: £250,000**

*Leasehold*

EPC Rating: B

Council Tax Band: B





**Flat 41, Solent Court, London Road, London SW16 4EY**

## **Offers Over: £250,000**

Location, location, location..... This delightful one bedroom flat is ideally situated within close proximity to Norbury, Mitcham and Streatham Vale. The bright accommodation comprises living room, well-appointed kitchen, double bedroom and family bathroom. The property also benefits from significant storage. The property further benefits from a communal roof terrace, residents Gym, underground private parking and concierge service.

The property is located within easy access to transport links with Norbury Train Station close by as well as numerous bus routes into Tooting Bec and Streatham. Green spaces are also within easy reach with Norbury Park and Mitcham Common nearby. Overall, this fantastic property really must be viewed to be fully appreciated. There are 101 years remaining on the lease, Service Charge and Ground Rent is circa £2,732 per annum, Council Tax Band B and EPC Rating B.



### **Entrance Hall**

With entryphone system, radiator, power point, storage cupboard housing consumer unit and 'megaflo' system and internal doors leading to:

### **Reception Room**

With UPVC, double glazed, 'tilt & turn' windows to the front elevation, power points and radiator.

### **Kitchen**

With a range of fitted wall and base level units, laminate work surfaces, double stainless steel drainer sink unit with accompanying mixer tap, partly tiled wall, fitted electric oven, fitted electric hob, fitted extractor hood, integrated fridge freezer, integrated dishwasher, space for washing machine and laminate wooden flooring.





### **Bedroom**

With UPVC, double glazed, 'tilt & turn' window to the front elevation, radiator, power points and fitted wardrobes with mirrored sliding doors.



### **Bathroom**

With a suite comprising panel enclosed bath with accompanying mixer tap and handheld shower attachment, overhead shower, wash hand basin, low level WC, extractor fan, partly tiled walls and ceramic tiled flooring.





### **Outside**

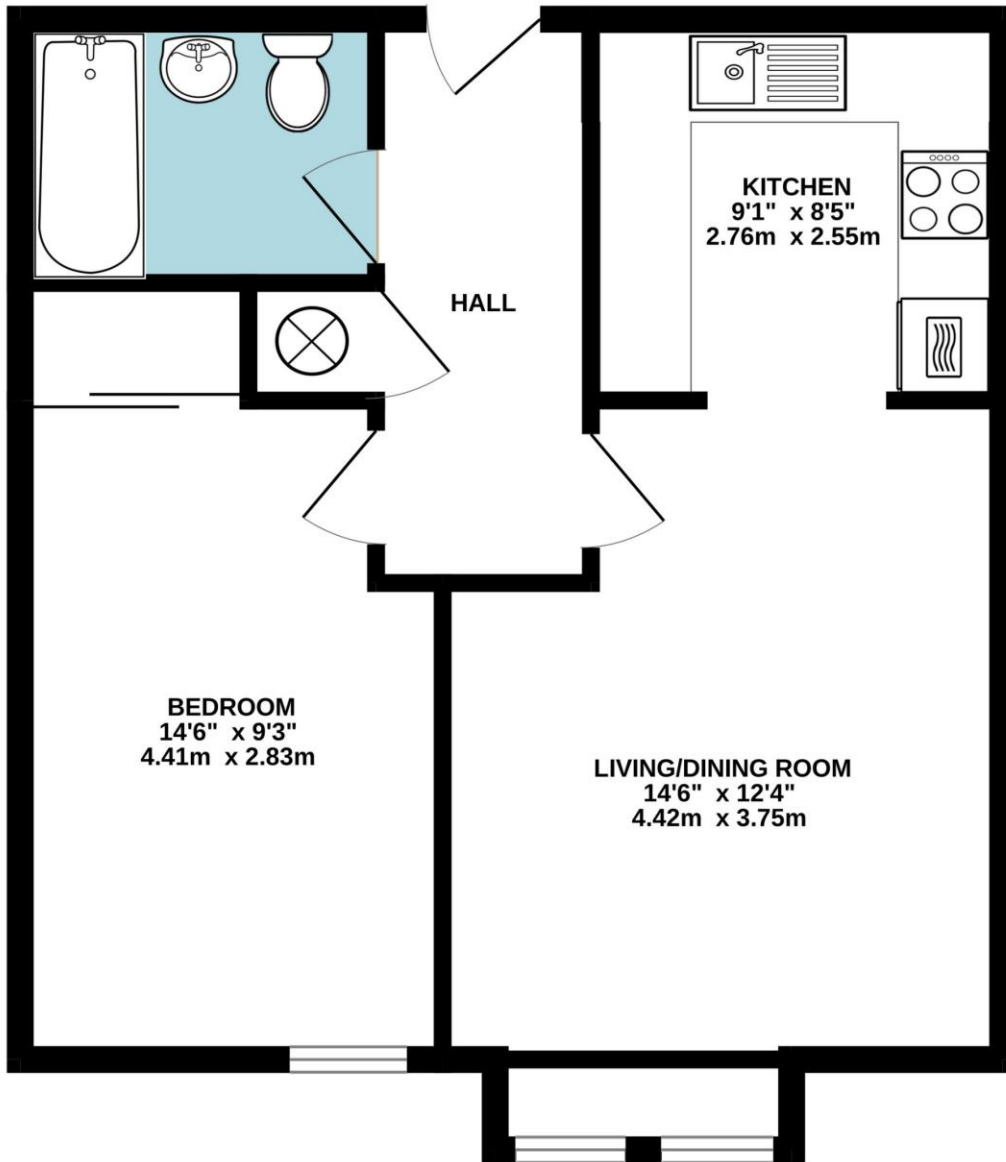
Communal roof terrace, residence Gym and concierge service.



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

**Your View...**

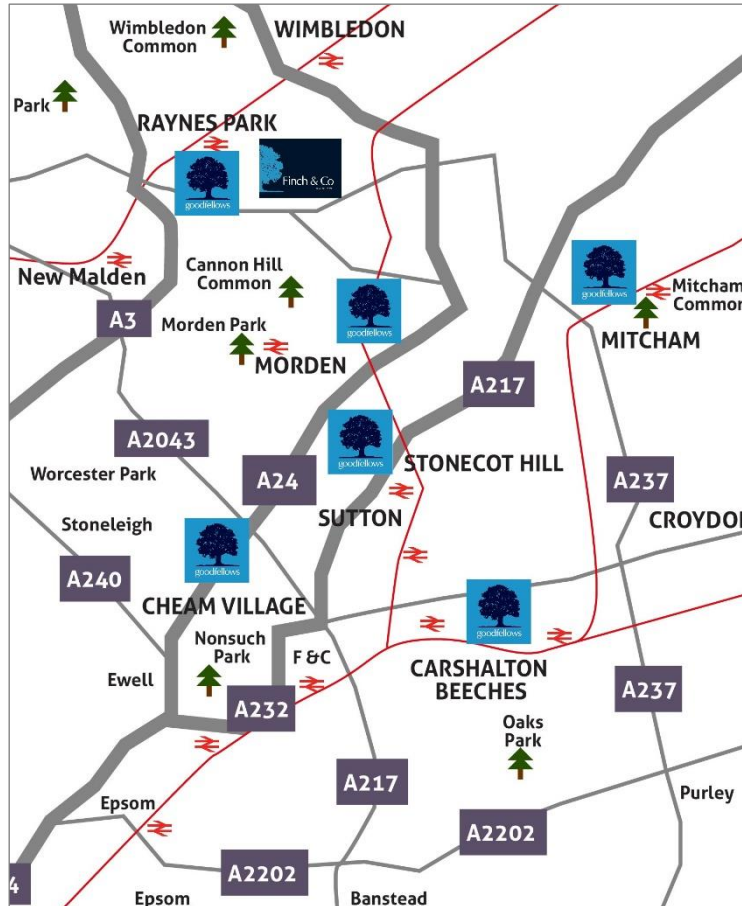
### THIRD FLOOR



TOTAL FLOOR AREA: 507 sq.ft. (47.1 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

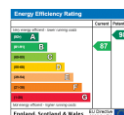
## Goodfellows - Morden

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For full EPC please contact the branch