

TURNERS



Amber Court, Mitcham, CR4

£1,300

020 8687 9787 | [turnersproperty.com](http://turnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

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## Full Description

To rent, a lovely one bedroom flat on the first floor of a private apartment block on the Morden and Mitcham Borders.

Enter the property into the hallway with the living room being at the end of the hallway to the right, the bedroom being to the left and kitchen and bathroom in between.

The living room, decorated in neutral colours, is a spacious 10ft x 15 ft approx with plenty of space for a large sofa, chairs and home entertainment system. The bedroom is of similar proportions allowing for a large double bed and also benefits from a built in cupboard but still has room for wardrobes and bedroom furniture. The added bonus about these rooms being at opposite end of the flat means night owls can watch TV while morning larks can sleep peacefully without being disturbed.

The bathroom and kitchen are both in good decorative order. The bathroom is tiled throughout with a simple three-piece bath suite, of Wash Basin, WC and bath. There is a shower attachment to the bath as well. The Kitchen has a tiled splash-back, integrated cooker with extractor, plenty of cupboard space and clean, pale coloured worktops.

Located in Amber Court, Mitcham the property sits on the boundary of Mitcham and Morden and has excellent transport links with Mitcham tram stop being just over the road and links into Mitcham Junction which has frequent train services into London Victoria and Blackfriars. Alternatively, Morden Underground station (Northernline) is a short bus ride away with the 188 and 201 bus services both stopping very close to Amber court en-route to Morden Station.

Morden Hall Park, the River Wandle and Ravensbury Park are all very close by as are a number of local shops including a post office and a number of supermarkets can be found nearby in Morden or Mitcham town centres.

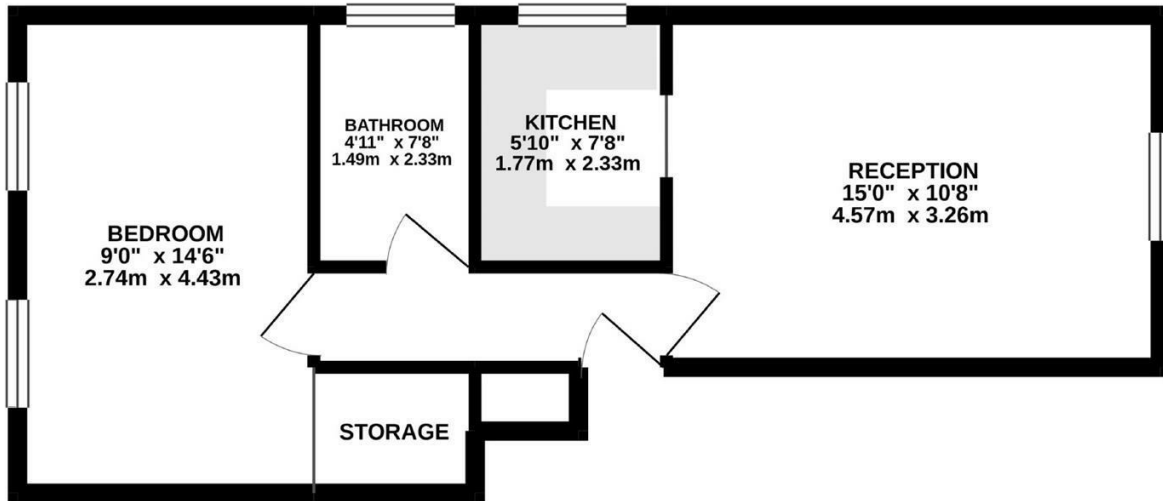
This property is offered unfurnished and will appeal to young professionals and couples who are looking for a residential neighbourhood with plenty of green space but also great t



## Key Features

- No Children
- Top Floor
- 1 Bedroom
- Close to Transport links
- Available now
- Unfurnished
- Parking

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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