

TURNERS



Lynmouth Avenue, Morden, SM4  
£315,000 Leasehold

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

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## Full Description

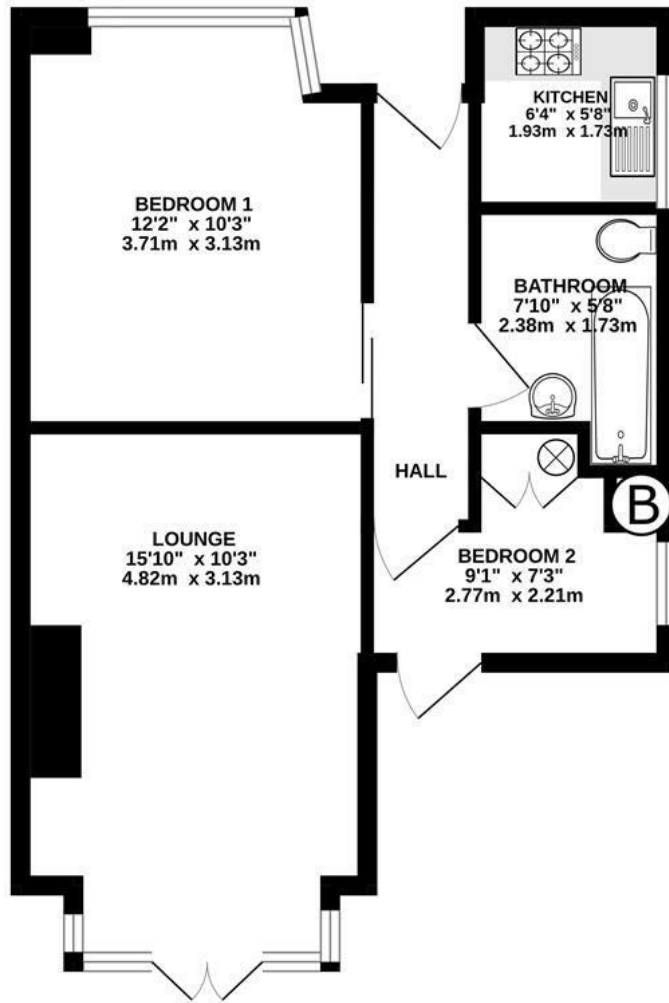
Situated in a popular residential location is this ground floor maisonette with direct access from both the 2nd bedroom and lounge onto a 18 x 29ft private garden. This property offers the new owners a 982 lease private garden and garage along with the chance to modernise and improve. Ideally located for local transport links including the 293 bus route to Morden Underground Station, access to North Cheam & Stonecot Hill along with a selection of highly regarded schools. Internal viewing highly recommended.



## Key Features

- 982 years remaining on the lease.
- Band C 1674.50 per annum
- Garage
- Ground Floor
- No onward chain
- Rear Garden
- Double glazing
- Gas Central heating
- Modern Fitted kitchen
- Epc rating D

GROUND FLOOR



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>			74
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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