

TURNERS



Cerne Road, Morden, SM4
£1,350 Per Month

020 8687 9787 | iturnersproperty.com | 105 London Road, Morden, Surrey, SM4 5HP

TURNERS





Full Description

*****PLEASE NOTE*****The referencing would require tenants to earn 30 times the monthly rent. Which is £40,500 per annum.

To let , a charming first floor part furnished maisonette, presented in excellent decorative order and located just a mile away from Morden Station with good access to local amenities and transport links and with its own private rear garden.

Accessed via the private side door and up the stairs, from the hall you enter the living room with its calm, neutral décor and wood laminate flooring setting the tone for the whole of the property. Measuring approx 10'10 x 11'7 in size the living room is spacious enough to accommodate all the usual lounge furniture as well as a small dining table and chairs.

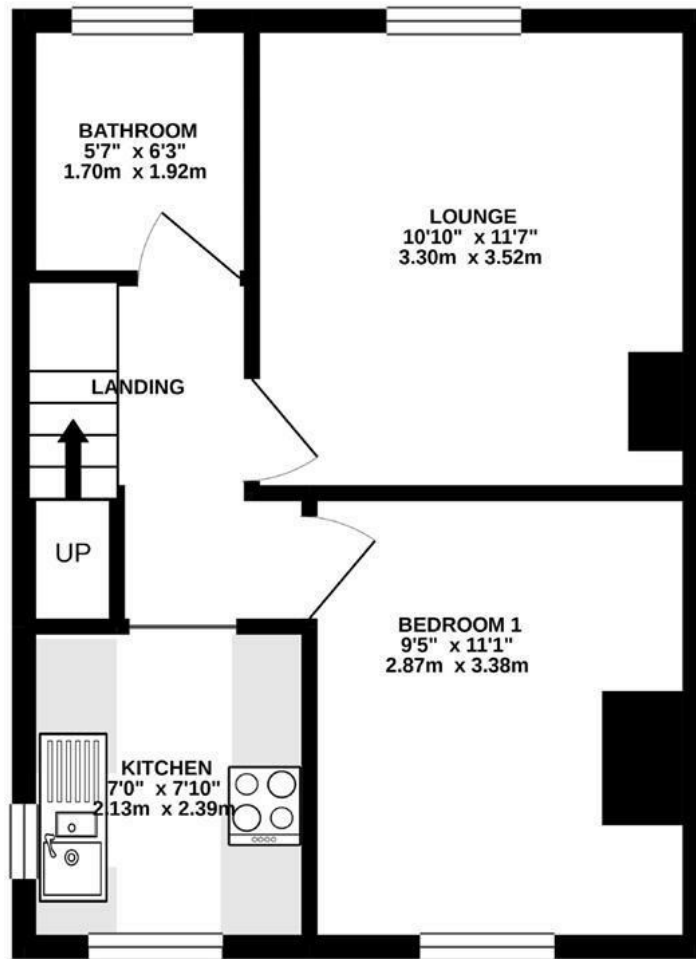
The bedroom at 9'5 x 11'1 is almost equal in size to the living room and in fact any occupier could choose to swap the rooms over according to their preference. The current owner makes use of the alcoves to provide wardrobe space but with the more contemporary style of open shelving rather than foreboding built-in units making it a stylish yet peaceful bedroom. The property has an EPC rating of C, and the landlord has advised us that with the double-glazing and recently installed boiler the property has low out-goings. In addition The property has excellent access to local amenities, Morden town centre being approx 1mile away (20mins walk, according to Google maps)



Key Features

- Available now
- Newly Decorated
- Private Garden
- First Floor Maisonette
- Recently Installed New Boiler
- Double-Glazing Throughout
- EPC Rating C
- Part furnished
- No parking - there is on road parking in neighbouring roads but Cerne Road is a single yellow line

1ST 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) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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