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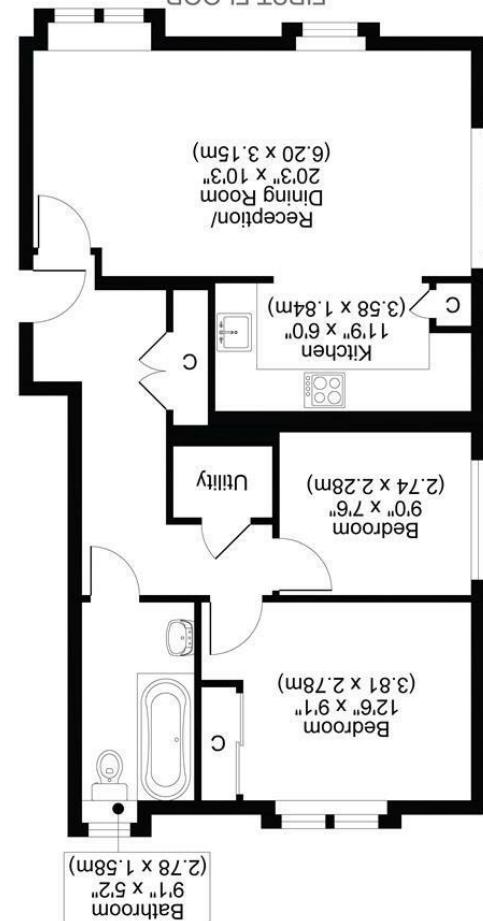
CHRISTIES

The Property
Ombudsman

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All measures are taken to ensure that the data is accurate and up-to-date. The seller reserves the right to withdraw or amend the details at any time without notice. The seller is not responsible for any errors or omissions in the details provided. The seller is not responsible for any inaccuracies in the details provided by the seller or his agent.

FIRST FLOOR



TOTAL APPROX FLOOR PLAN AREA 682 SQ.FT (63 SQ.M)
MAYFIELD HOUSE, DAMSON WAY, SM5



CHRISTIES

GUIDE PRICE - £325,000 - £350,000

CHRISTIES ARE PROUD TO PRESENT THIS BEAUTIFULLY PRESENTED, TWO-BEDROOM FIRST FLOOR APARTMENT IS ONE OF FIVE FLATS IN THE CHARACTERFUL PERIOD CONVERSION OF MAYFIELD HOUSE.

THE PROPERTY BRIEFLY COMPRISSES A LOVELY BRIGHT AND AIRY DUAL ASPECT LOUNGE/DINING ROOM WITH DOUBLE GLAZED WINDOWS TO THE FRONT AND SIDE. THERE IS A MODERN FULLY FITTED KITCHEN WITH A RANGE OF HIGH GLOSS CUPBOARDS AND DRAWERS, WITH INTEGRATED APPLIANCES AND PLENTY OF WORKTOP SURFACES.

THERE ARE TWO GOOD SIZE BEDROOMS AND A STUNNING, REFURBISHED BATHROOM FEATURING A LOVELY ROLL TOP BATH WITH SHOWER ABOVE. THE PROPERTY ALSO COMES WITH AN ALLOCATED PARKING SPACE AND HAS ACCESS TO SEVERAL VISITORS BAYS CLOSE TO THE ENTRANCE. A LARGE, SHARED STORE TO THE REAR OF THE PROPERTY IS FOR COMMUNAL STORAGE & BICYCLES.

LEASE REMAINING - 112 YEARS AS ADVISED BY VENDOR.
ANNUAL SERVICE CHARGE £1,300 AS ADVISED BY VENDOR.
ANNUAL GROUND RENT £300 AS ADVISED BY VENDOR.

- CHAIN FREE
- BEAUTIFUL DEVELOPMENT
- ALLOCATED PARKING AND COMMUNAL GROUNDS
- COUNCIL TAX BAND D
- EPC RATING B

