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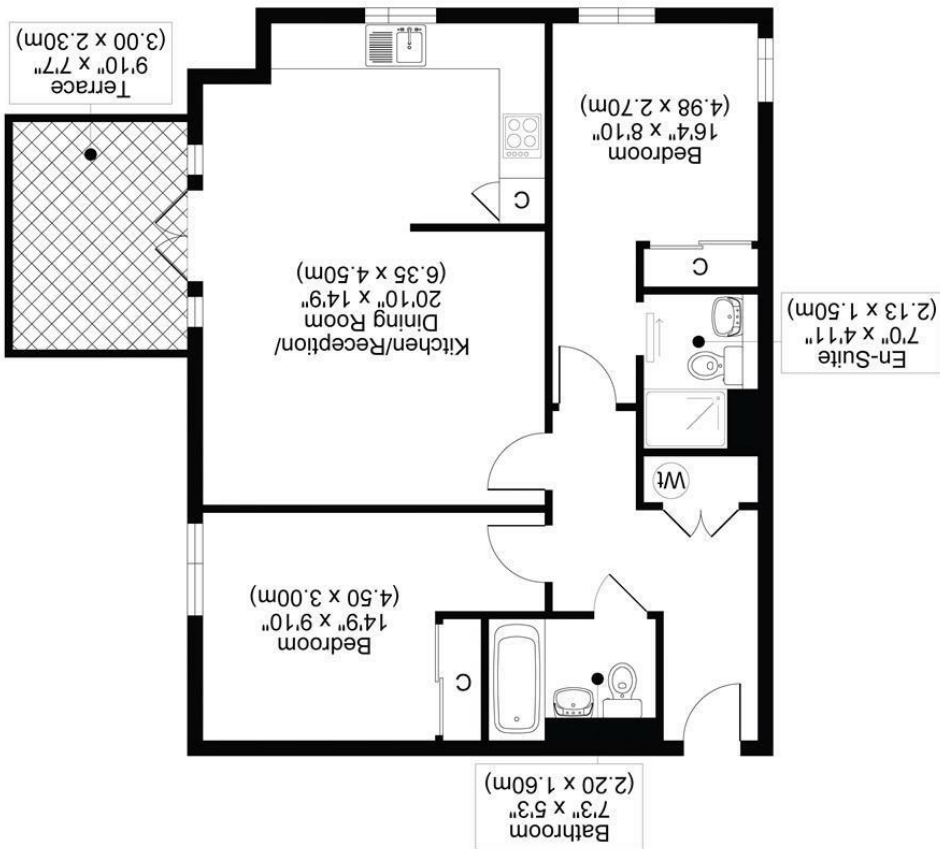
RICS

The Property Ombudsman

CHRISTIES

optima  
MEDIA  
optimedia.co.uk

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CHRISTIES



\*BLACK FRIDAY EVENT\*  
\*GUIDE PRICE £355,000 - £365,000\*

WELCOME TO VICTORIA COURT ON MULGRAVE ROAD, WHERE WE ARE EXCITED TO PRESENT THIS MODERN TWO-BEDROOM, TWO-BATHROOM GROUND-FLOOR FLAT.

THIS PROPERTY FEATURES A BRIGHT RECEPTION ROOM, DIRECT ACCESS TO OUTDOOR SPACE, AND PARKING FOR ONE CAR. THE PROPERTY IS CHAIN-FREE FOR A SMOOTH PURCHASE AND IDEALLY LOCATED NEAR SUTTON STATION AND LOCAL AMENITIES, PERFECT FOR COUPLES, SMALL FAMILIES, OR PROFESSIONALS SEEKING COMFORT, CONVENIENCE, AND MODERN DESIGN IN A DESIRABLE AREA.

ANNUAL MAINTENANCE £1500- £750 PAID TWICE A YEAR REVIEWED JANUARY  
GROUND RENT £400 AS PROVIDED BY VENDOR  
LEASE 171 YEARS

- TWO DOUBLE BEDROOMS
- GROUND FLOOR WITH PRIVATE PATIO
- SECURITY ENTRY SYSTEM AND ALLOCATED PARKING
- EPC RATING C
- COUNCIL TAX D

