



Langham Court | Wyke Road | Raynes Park | London | SW20

This spacious two double bedroom, fourth floor apartment with large South facing balcony is set within this desirable 'Art Deco' mansion block only a short walk to Raynes Park high street and train station. An ideal first/second time purchase or buy to let investment that offers a long lease, lift access, communal gardens, no onward chain and heating and hot water included within the service charge. As you enter the property there is a good sized hallway with built-in storage, two large double bedrooms, a modern family bathroom and a lovely sized reception room with space for both living and dining areas. The reception room opens on to a modern kitchen with doors onto the large South facing balcony.

ACCOMMODATION COMPRISES

- ◆ Entrance Hall
- ◆ Kitchen/Reception Room
- ◆ Modern Kitchen with Appliances including Dishwasher
- ◆ Two Spacious Double Bedrooms
- ◆ Bathroom with Shower over Bath

AMENITIES INCLUDE

- ◆ Hot Water & Central Heating (included in Service Charge)
- ◆ Fourth Floor Apartment with Lift Access
- ◆ Entry Phone System (connected to your Phone)
- ◆ Residents Parking Permits available at extra cost
- ◆ Well maintained Communal Gardens

TERMS

TENURE Leasehold 215 Years from 10/10/2013 expiring 25/03/2195

GUIDE PRICE £450,000 STC

GROUND RENT Peppercorn

SERVICE CHARGE £3,042.14 PA Payable ½ Yearly in Advance

LOCAL AUTHORITY London Borough of Merton

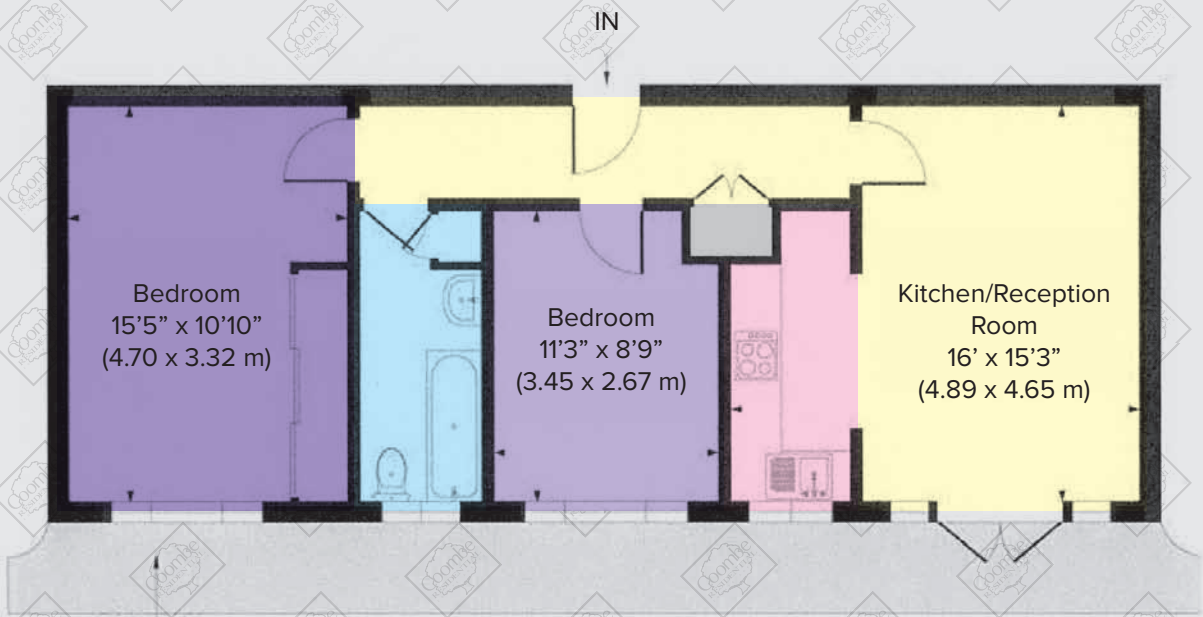
COUNCIL TAX BANDING C £1,674.50 PA (2023-24)

EPC RATING C

** This property belongs to a member of staff at Coombe Residential **



Approximate Gross Internal Floor Area
645 ft² / 59.97 m²



Balcony
45' x 3'6"
(13.70 x 1.08 m)

Fourth Floor

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.

