

Roebuck Court

New Malden | Surrey

GUIDE PRICE £360,000 STC



Roebuck Court

Rodney Road | New Malden | Surrey

A bright, well laid out two bedroom flat located on the first floor of this small popular block in a quiet residential road with a garage to the rear. There is a small communal garden and the flat has recently been re-painted throughout, with night storage heaters and all windows are double glazed.

Location

Rodney Road is a quiet, popular residential road located within a short walk of New Malden high street, which offers a comprehensive choice of shops, supermarkets and restaurants. New Malden mainline station provides fast access to Waterloo and the West End. There are also a number of excellent schools located nearby. The A3 trunk road is close by offering fast access to central London and both Gatwick and Heathrow airports via the M25 motorway network.

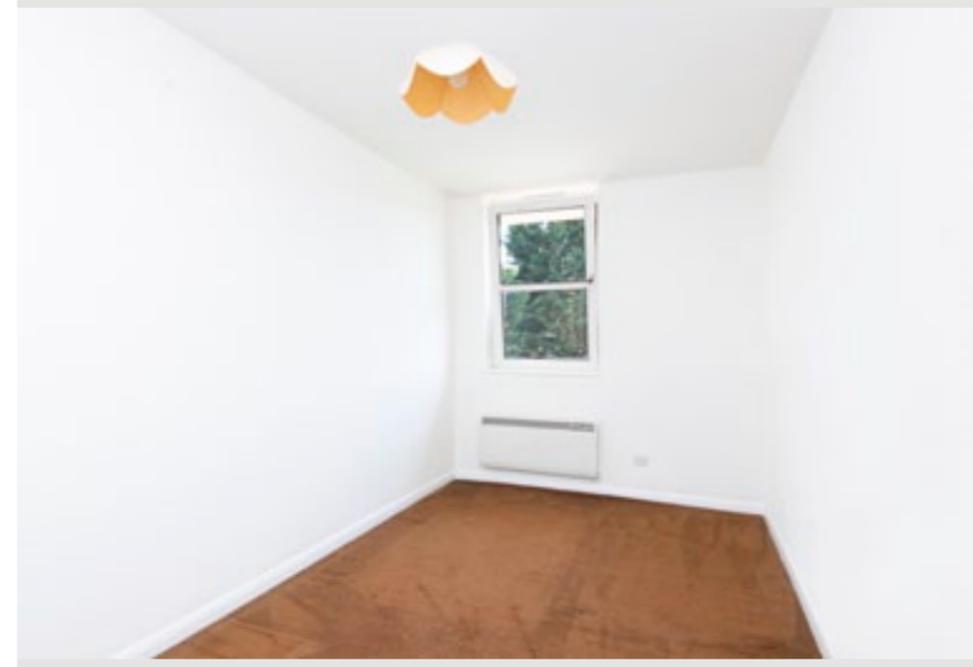
The Property

Approached through a communal front door leading to a lobby with staircase leading up to first floor. The solid front door opens onto an entrance lobby which in turn opens onto the hallway of the flat. The reception room is L-shaped offering ample space for a sitting area and dining area and has a door leading to a separate kitchen with wall and base units, stainless steel sink, gas oven, washing machine and fridge. Wall mounted heater. There is a tiled bathroom with bath and shower over, wash hand basin and W.C. There are two bedrooms each with fitted cupboards. Must be seen!

Terms

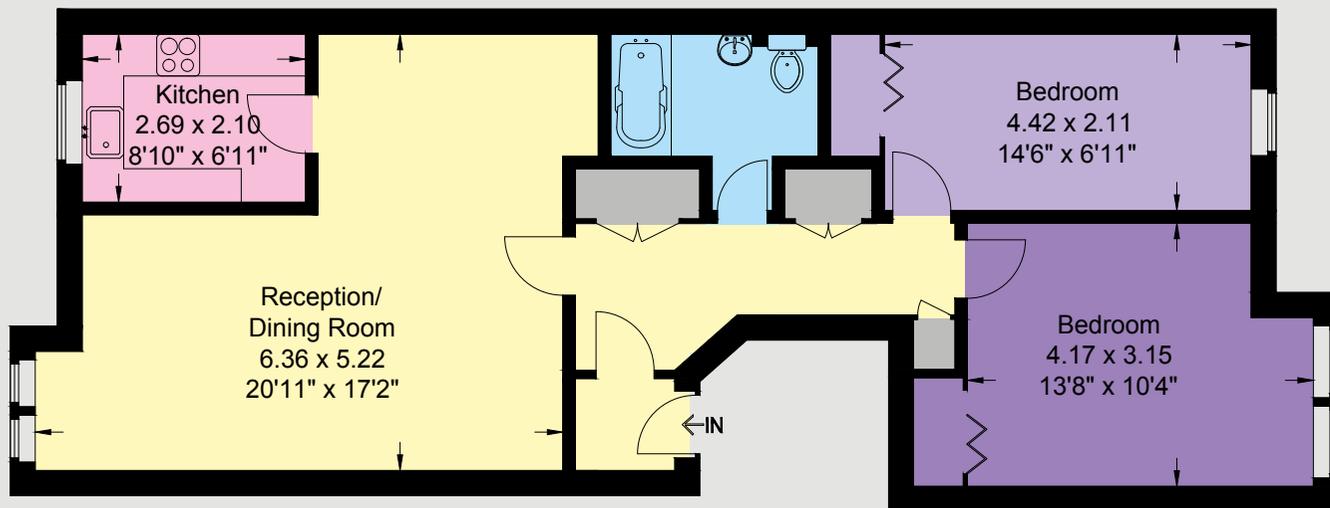
Tenure Leasehold 87 Years remaining
Service Charge £604 PA
Ground Rent £10 PA
Guide Price £360,000 STC
Local Authority Royal Borough of Kingston upon Thames
Council Tax Banding D

NOTE: Consumer Protection from Unfair Trading Regulations. 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 misstatement 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.



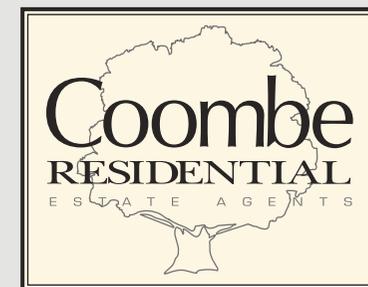
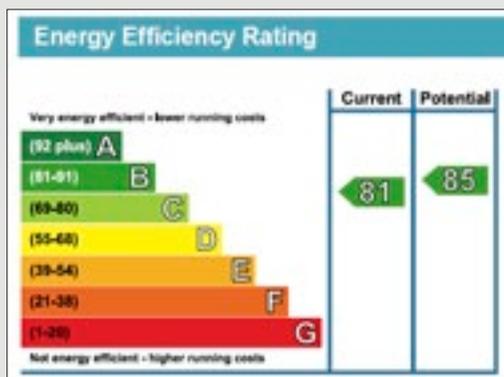
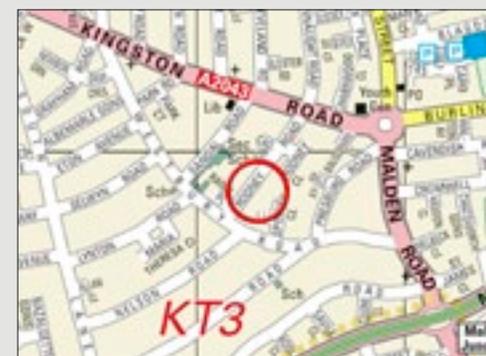
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Approximate Gross Internal Area
71.54 sq m / 770.05 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to Scale



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