



## Armfield Crescent, Mitcham CR4

**£300,000 Leasehold**

Time2Move are please to offer a well-proportioned split-level flat at Armfield Crescent CR4. Ideally placed for access to Mitcham Town Centre, Eastfield Station, several shops, supermarkets, and other such local amenities.

The property is comprised on the first floor of a good sized reception room overlooking the communal gardens and a fitted kitchen. On the second floor there is two double bedrooms and a family bathroom suite.

- Split Level
- Two double bedrooms
- Newly installed Kitchen
- Communal Garden

**EPC Rating C**

**Merton Council Tax Band B**

**Lease Remaining 87 Years**

**Ground Rent £10.00 per annum**

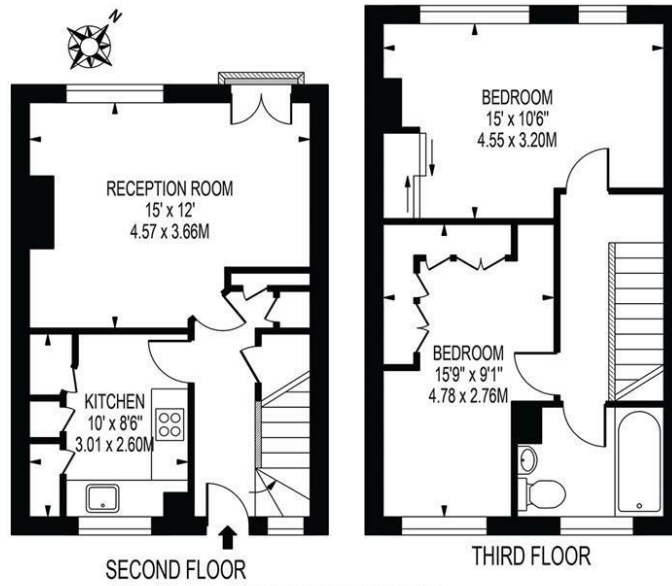
**Service charge £1093.16 per annum.**





## CONINGSBY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 738 SQ FT - 68.54 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

T<sub>2</sub>M

