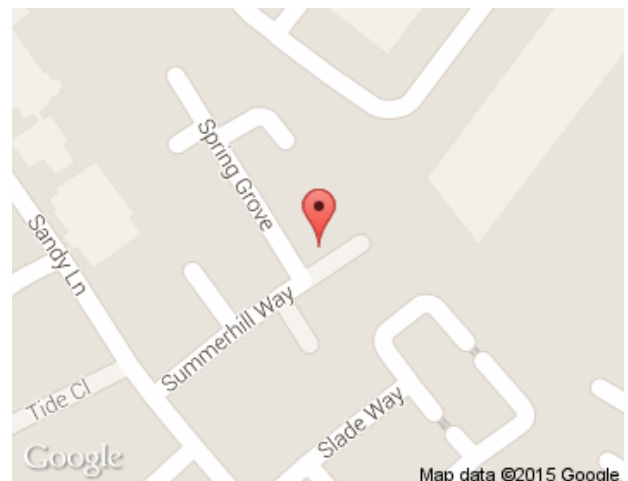
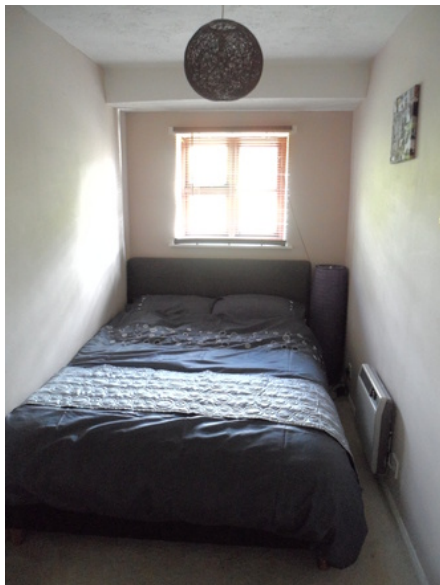


**Spring Grove, CR4
£260,000, Leasehold**



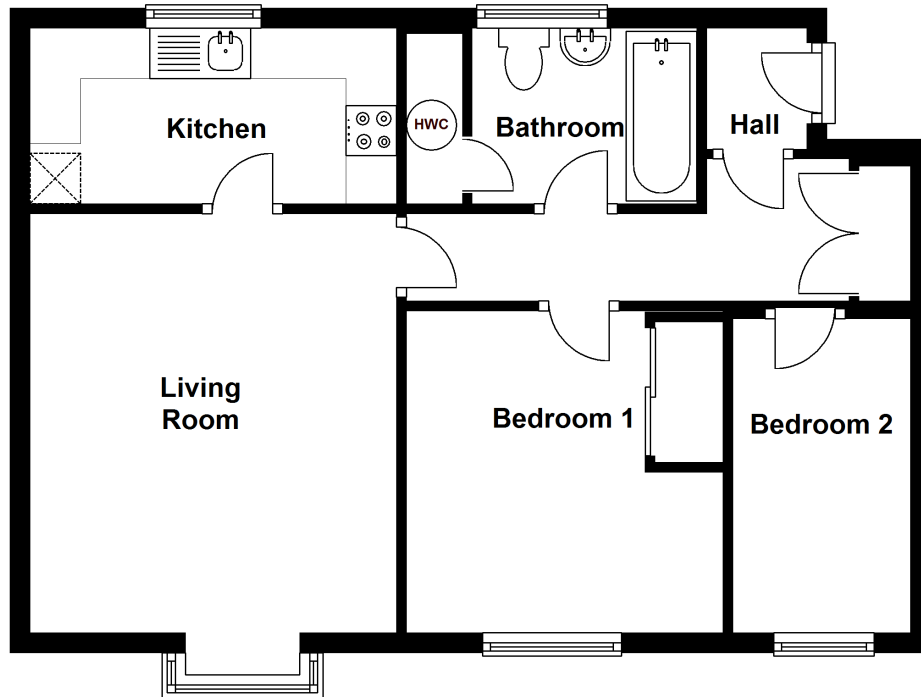
A two double bedroom top floor flat situated in Longlands Court in the ever popular North Mitcham area close to Figges Marsh.





Second Floor Flat

Approx. 51.4 sq. metres (553.2 sq. feet)



Total area: approx. 51.4 sq. metres (553.2 sq. feet)

PLEASE NOTE: These details are for guidance purposes only and should not be relied upon as factual. They do not form any part of any contract and their accuracy cannot be guaranteed. None of the appliances or systems has been tested. Unless advised, there is no warranty as to their condition or suitability is confirmed.

Plan produced using PlanUp.

38 Londlands Court, 2 Spring Grove, Mitcham

Toomey Estate Agents give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

A two double bedroom top floor flat situated in Longlands Court in the ever popular North Mitcham area close to Figges Marsh.

This well presented property comprises reception room, kitchen, two double bedrooms and family bathroom with numerous benefits to include allocated parking, entry phone system and access to local amenities and transport links.

Front door leading to:

ENTRANCE HALL

Electric storage heater, laminated wood flooring, hatch to loft area, built in double cupboard.

RECEPTION ROOM 13'8 x 11'11

Bay window to rear aspect, electric storage heater, power points, laminated wood flooring.

KITCHEN 12'9 x 5'7

Range of base and wall mounted units, roll top work surface with inset 1½ bowl stainless steel sink unit with mixer tap. Integrated oven and ceramic hob, space for appliances, ceramic tiled splash backs, power points, window to front aspect, wall mounted fan heater, tiled flooring.

BEDROOM ONE 10'5 x 10'4

Window to rear aspect, wall mounted electric heater, power points, fitted wardrobes with mirror fronted sliding doors.

BEDROOM TWO 12' x 5'9

Window to rear aspect, wall mounted electric heater, power points.

BATHROOM

Panel enclosed bath with mixer tap, shower above and glass shower screen. Pedestal hand basin, low flush W/C, walls fully tiled in ceramics, frosted window to front aspect, airing cupboard housing water cylinders, tiled flooring.

OUTSIDE

Allocated parking for one car.
Communal garden.

Disclaimer : The details supplied by Toomey Estate Agents are a guideline and do not form any part of a contract. The services have not been tested and cannot be guaranteed to be in working order.