



Heathfield Drive
Mitcham
Surrey
CR4 3RJ

Offers In Excess Of £189,000

bettermove

Heathfield Drive Mitcham

Bettermove are delighted to welcome to the market this charming 1 bedroom ground floor flat in Colliers Wood, available with no forward chain - welcoming cash buyers only.

The property benefits from double glazing, electric heating and has an allocated off road parking space. This is a leasehold property with 65 years remaining on the lease; the ground rent is £75 per year and the service charge is approximately £100 per month. The council tax band is B.

There are tenants living in the property - current rental yields can be obtained through Bettermove.

The interior of this beautifully presented property comprises a modern and spacious open plan kitchen/lounge/dining room, 1 bedroom and house bathroom.

Situated in the sought after area of Colliers Wood, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport connections can be found from the A24, Colliers Wood tube station and Tooting rail station.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

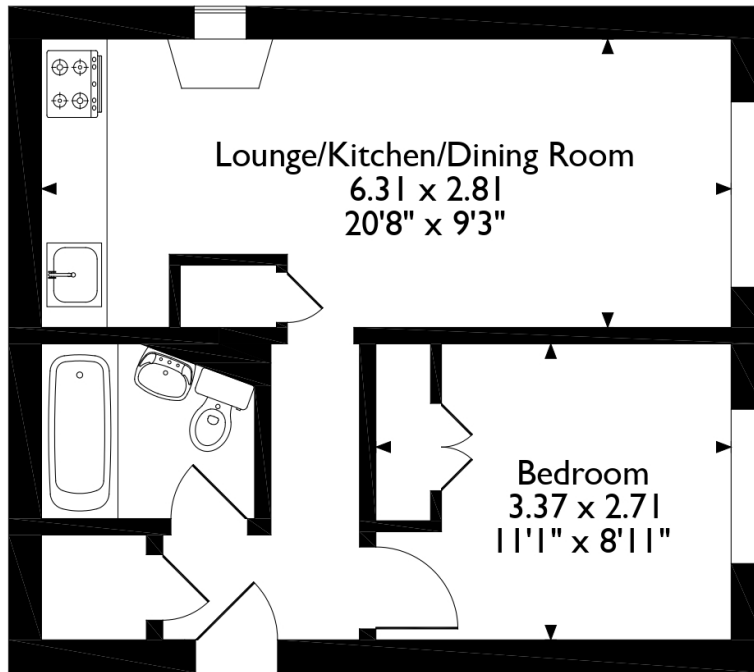
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Heathfield Drive, Mitcham
 Approximate Gross Internal Area
 35 Sq M/377 Sq Ft



Ground Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk