

**Flat 9 Meretune Court Martin Way
Morden, SM4 4AN**

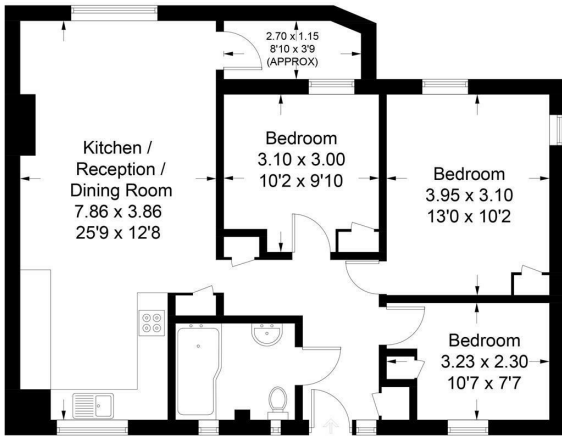
£375,000 Leasehold



Beautifully presented and spacious three double bedroom apartment is offered for sale in excellent condition with a modern and contemporary feel throughout and makes a fantastic first time purchase for any buyer looking for something special. Located in a sought after central location and only a short walk into Morden High Street and mainline station into London. This property also benefits from having its own parking space.

9 Meretune Court, SM4

Approximate Gross Internal Area = 76.3 sq m / 821 ft



This floor plan is for representation purposes only and is not drawn to scale. The Gross Internal Area includes outbuildings shown on the plan. Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Three Double Bedrooms
- Well Proportioned
- Sought After Location
- Highly Desirable
- Close To Transport Links
- Balcony
- Beautifully Presented Throughout
- EPC Rating D

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		58	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		51	80
	EU Directive 2002/91/EC		

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