



TOOMEY
ESTATE AGENTS



Mainwaring Court Armfield Crescent Mitcham

£265,000
Leasehold

We are pleased to offer for sale this well proportioned two bedroom flat, set over two floors. The ground floor features a fitted kitchen and a bright living room, with stairs leading up to the first floor where you will find two generous double bedrooms and bathroom.

The property benefits from double glazing and gas central heating, residents parking is available on a first come first serve basis. Ideally located close to Mitcham town centre, residents enjoy easy access to local shops and transport links.



Entrance Hall

Gas central heating radiator, 2 x storage cupboard, separate cupboard housing electrical board

Kitchen

UPVC double glazed window, range of base/eye level units, 1 1/2 sink/drainers, plumbing for w/m, fitted electric hob/oven and extractor hood, boiler, tiled floor

Living Room

upvc double glazed door to juliet balcony, upvc double glazed window, gas central heating radiator

Bedroom 1

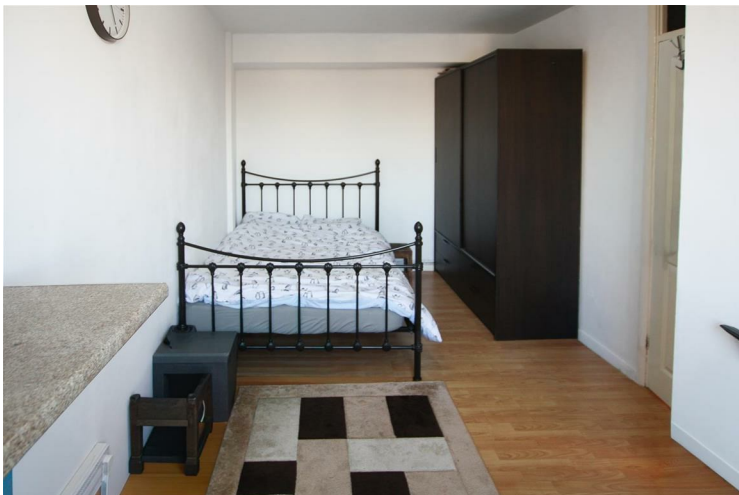
UPVC double glazed window, gas central heating radiator, fitted wardrobe

Bedroom 2

UPVC double glazed window, gas central heating radiator, laminate floor

Bathroom

UPVC double glazed window, heated towel rail, low flush w/c, pedestal hand basin, panel enclosed bath with shower/mixer taps, part tiled

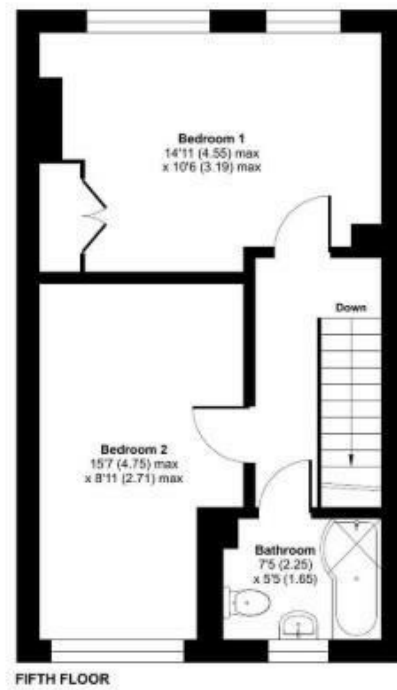
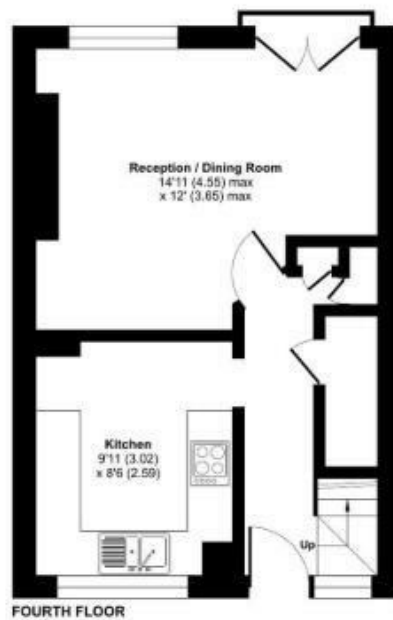


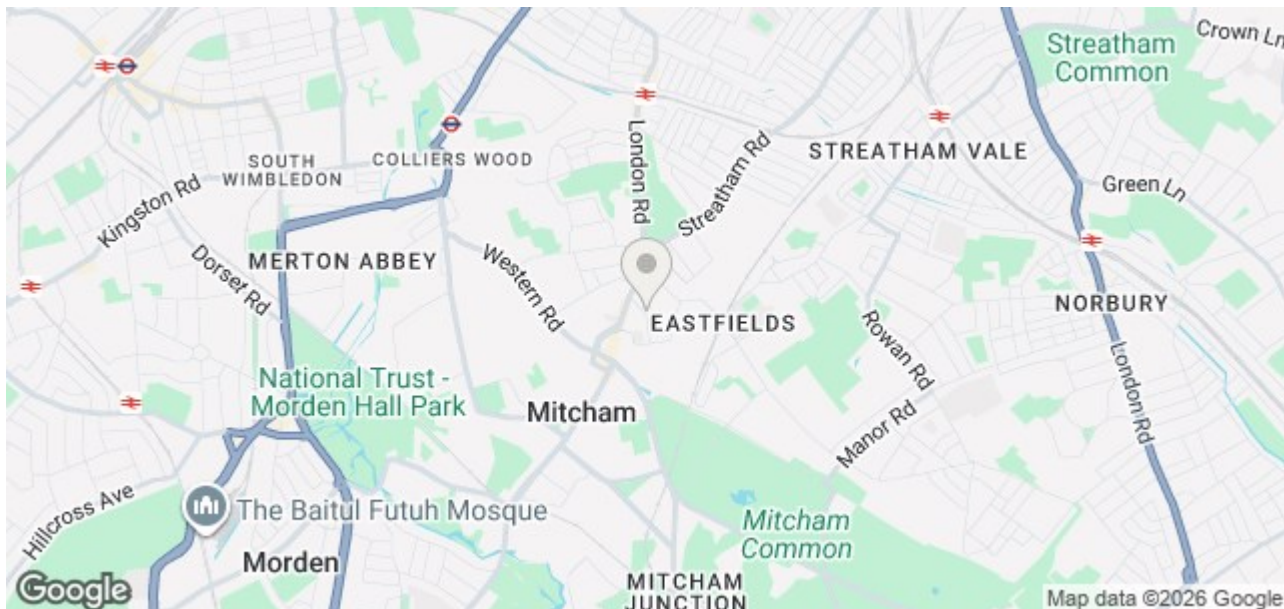


Mainwaring Court Armfield Crescent, Mitcham, CR4

Approximate Area = 740 sq ft / 68.7 sq m

For identification only - Not to scale





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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 		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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