



Flat 10 PEARSON COURT Central Road, Morden, SM4 5RN
Guide price £350,000



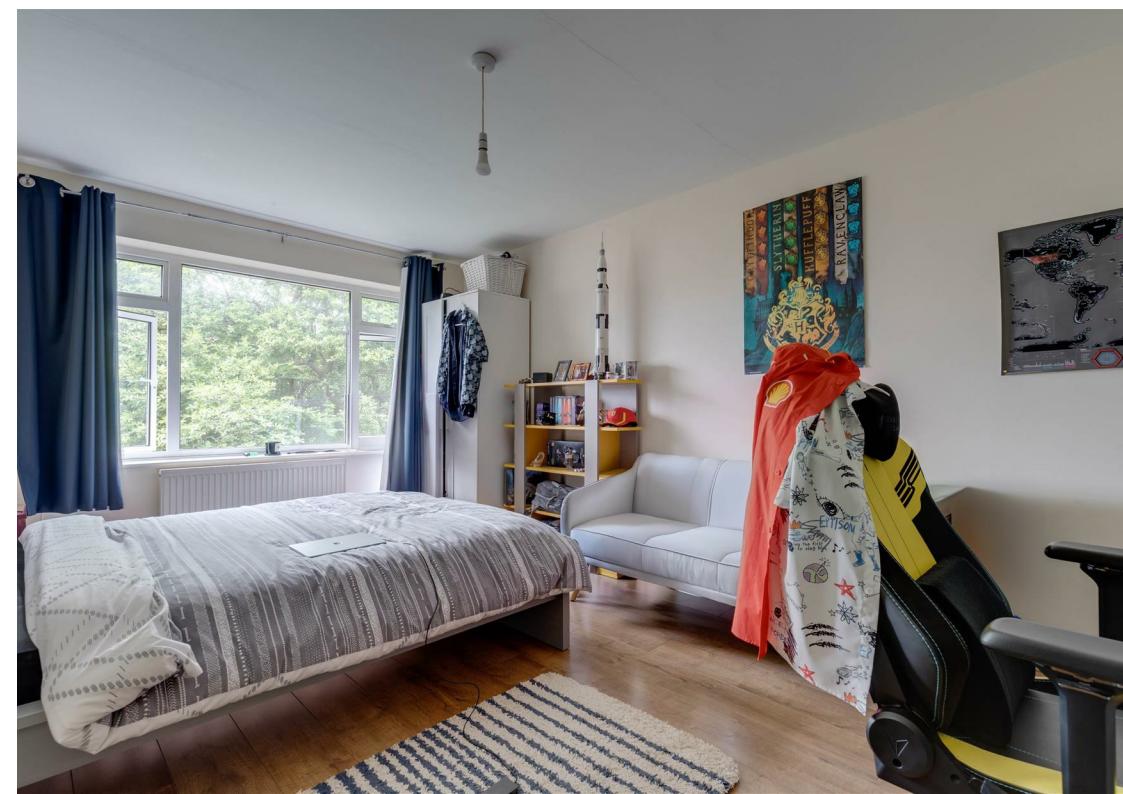
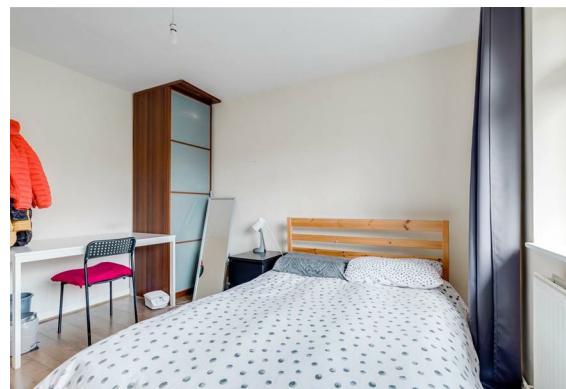
Recently Refurbished Two Bedroom First Floor Maisonette with Private Garden – Chain Free

We are pleased to present this spacious and beautifully refurbished two double bedroom first-floor maisonette with a private rear garden, located in Pearson Court off Central Road, Morden.

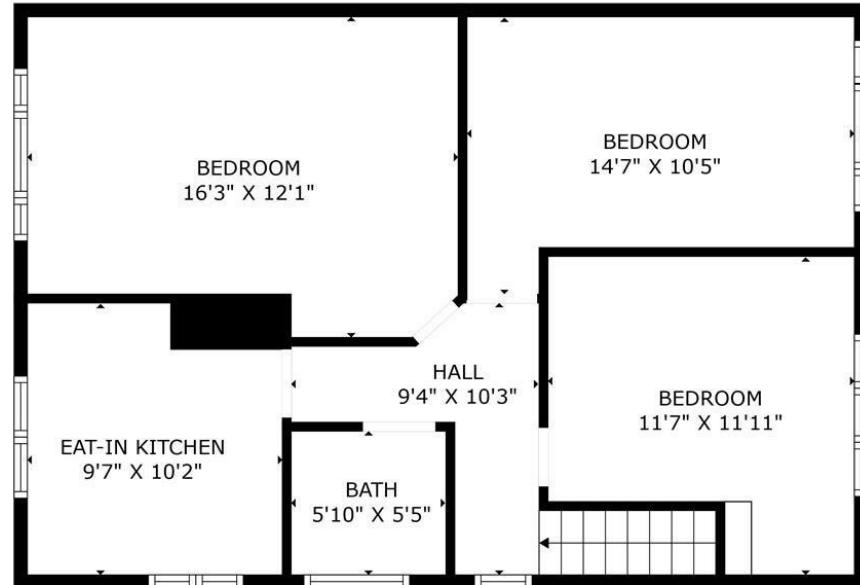
Conveniently positioned for transport, the property is within easy reach of Morden Underground Station (Northern Line, 0.72 miles), Morden South (0.49 miles), and St Helier (0.79 miles) mainline stations. Excellent bus links and a variety of local amenities are just a short walk away.

Offering generous and modernised living accommodation throughout, the property comprises a large reception room, a sleek fitted kitchen, two well-proportioned double bedrooms, and a stylish bathroom. The private garden to the rear provides a fantastic outdoor retreat, ideal for relaxing or entertaining.

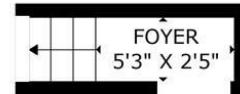
Perfect for first-time buyers or investors alike, this property is offered to the market chain free.







FLOOR 2



FLOOR 1

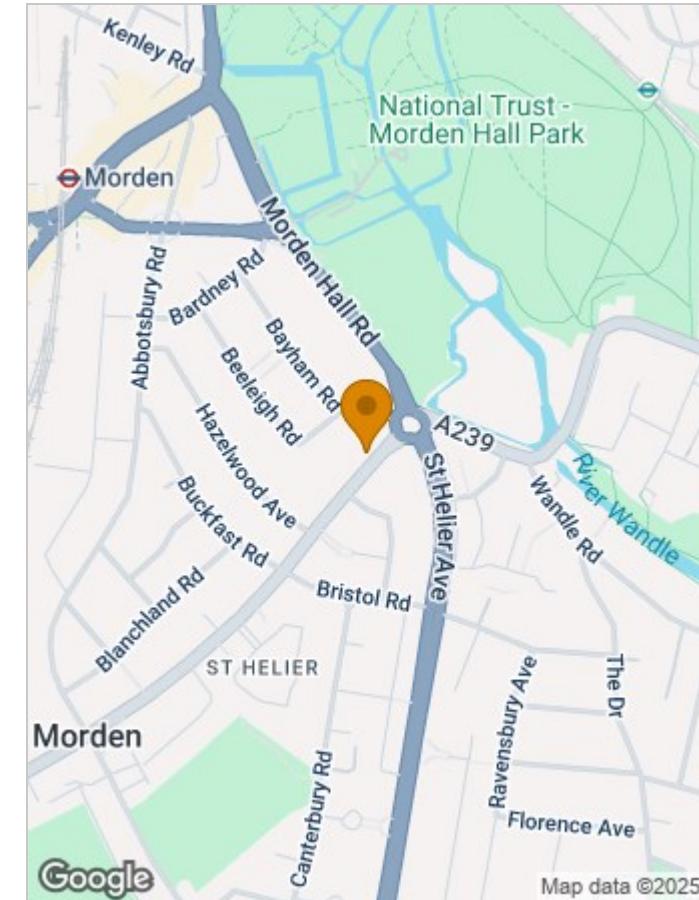
TOTAL: 673 sq. ft
 BELOW GROUND: 19 sq. ft, FLOOR 2: 654 sq. ft
 Floorplans For Reference Only, Accuracy Not Guaranteed.

Viewing

Please contact our Mark Coys Office on 01372 303703

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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 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		EU Directive 2002/91/EC	

Tel: 01372 303703

Email: guide@markcoys.co.uk