

Hawes & Co



Flat 6, Andridge Court 2A, Church Lane, London

£180,000 *Leasehold*

- 1 Bedroom Ground Floor Flat
- Retirement Flat for over 60's
- Living Room/Kitchen
- Living Room
- Kitchen
- Bathroom
- Communal Gardens
- Car Parking
- Council Tax - Band C
- Leasehold - 88 Years
- Service Charge - £3,455.00 p.a.
- Ground Rent - £100.00 p.a.
- EPC: C



RETIREMENT FLAT FOR OVER 60'S. Situated in a purpose built development within the Merton Park Conservation Area. This ground floor flat has a good size living room, double bedroom and a modern kitchen and bathroom. There are additional communal facilities including two lounges, laundry room, guest suite, gardens and parking facilities. Local shopping and transport facilities are accessible.

Lease, ground rent and the maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not

have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

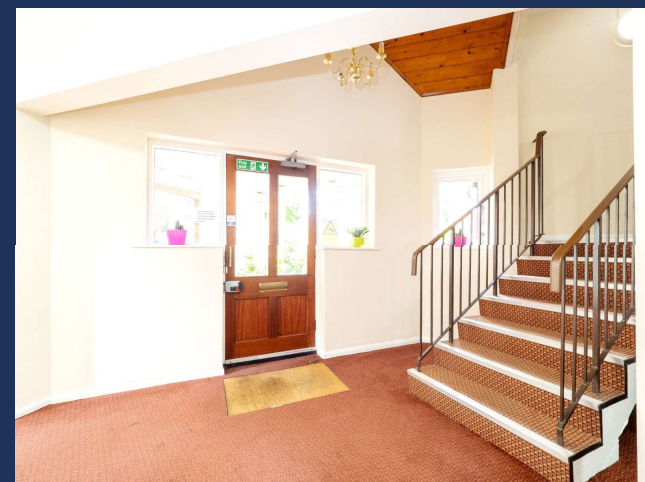
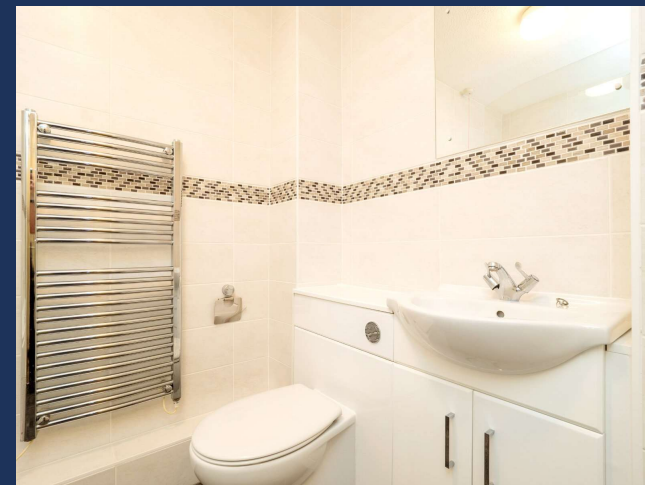
NO ONWARD CHAIN.

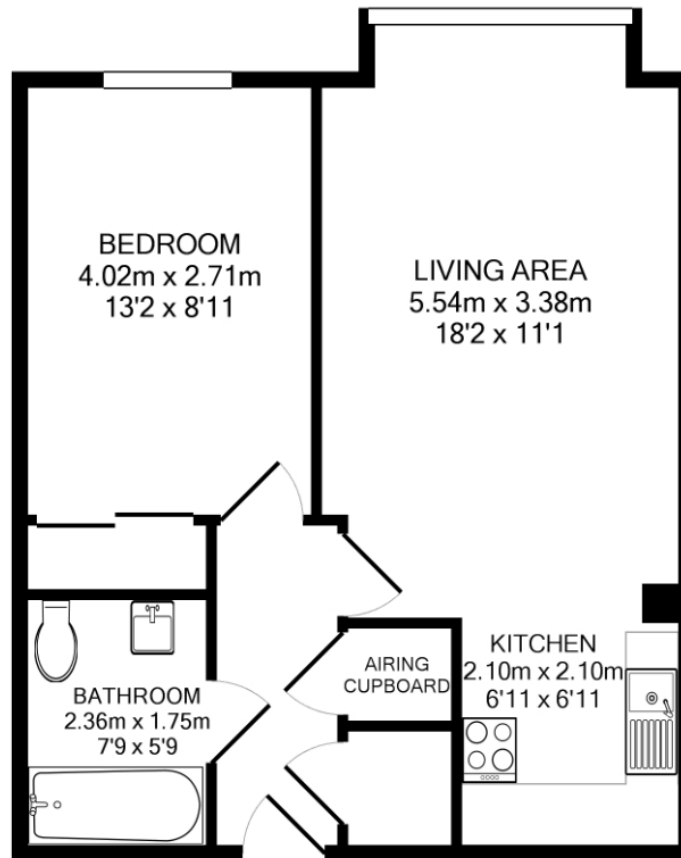
Council Tax - Band C

Leasehold - 88 Years

Service Charge - £3,455.00 p.a.

Ground Rent - £100.00 p.a.






We are members of The Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of conduct. Registered Company No 08704006. Hawes & Co Ltd trading as Hawes & Co. Hawes & Co. Limited, 2<sup>nd</sup> Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB.


We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Hawes & Co

**IMPORTANT NOTE TO PROSPECTIVE PURCHASERS:** Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a nominal charge of £36 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again - this is perfectly normal but each is an independent check.

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