



181 Lyle Court Lilleshall Road, Morden, SM4 6DT

Offers Over £220,000

- Bright one-bedroom second-floor apartment featuring a spacious living room, separate fitted kitchen, modern bathroom, generous double bedroom with fitted wardrobes, excellent storage and residents' parking, ideally located close to Morden Town Centre.

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The property welcomes you with an entrance hall featuring a useful built-in storage cupboard. The bright living room benefits from large windows, creating a light and inviting space for everyday living.

The separate fitted kitchen offers a range of wall and base units, generous worktop space and an electric hob. The spacious double bedroom includes fitted mirrored wardrobes and additional shelving, while the bathroom comprises a full-sized bath with shower screen, wash hand basin and WC.

Further benefits include electric heating, double glazing, excellent built-in storage, well-maintained communal areas and residents' parking (subject to availability).

Location

Excellent transport links are on your doorstep, with the ****280 bus**** providing direct access to ****Sutton****. In the opposite direction, ****Mitcham Tram Stop**** is just ****three bus stops away****, offering convenient tram services to both ****East Croydon**** and ****Wimbledon Station****.



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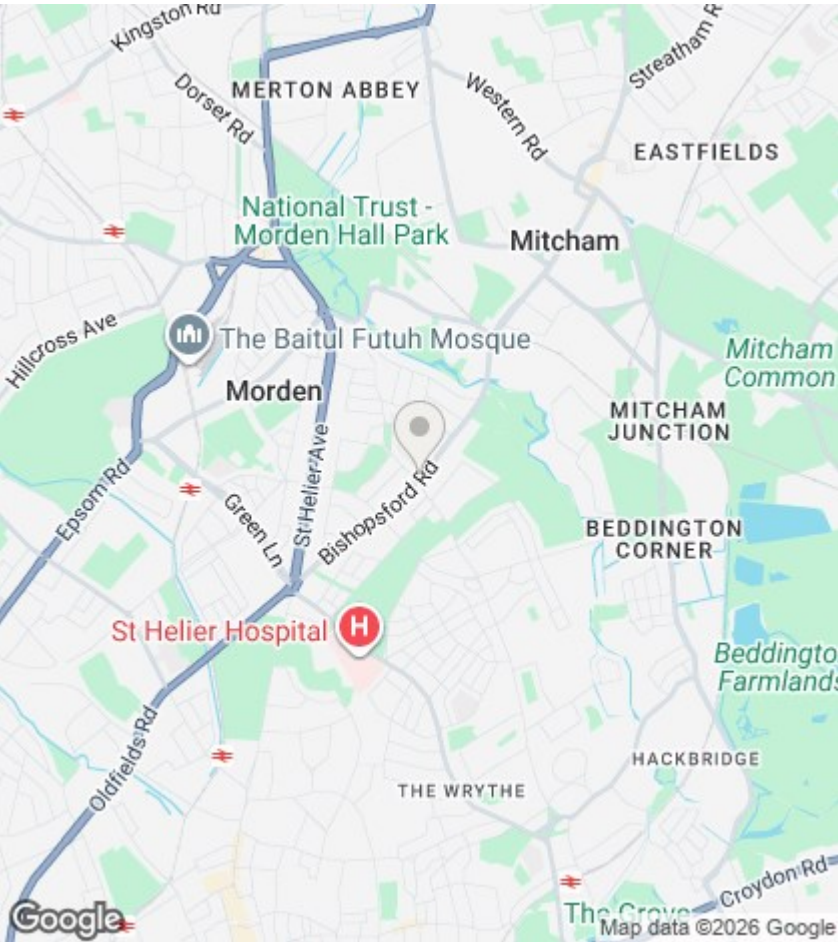
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Council Tax Band: C





Directions

Viewings

Viewings by arrangement only. Call 0203 771 9141 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	
(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	