

## Dukes Avenue New Malden KT3



- **Raised Ground Floor Apartment**
- **One Double Bedroom with Built-In Wardrobes**
- **Bright Open Plan Kitchen/Living Room**
- **Modern Fitted Kitchen**
- **Allocated Private Parking Space**
- **Communal Gardens**
- **No onward chain**

**Price £340,000**

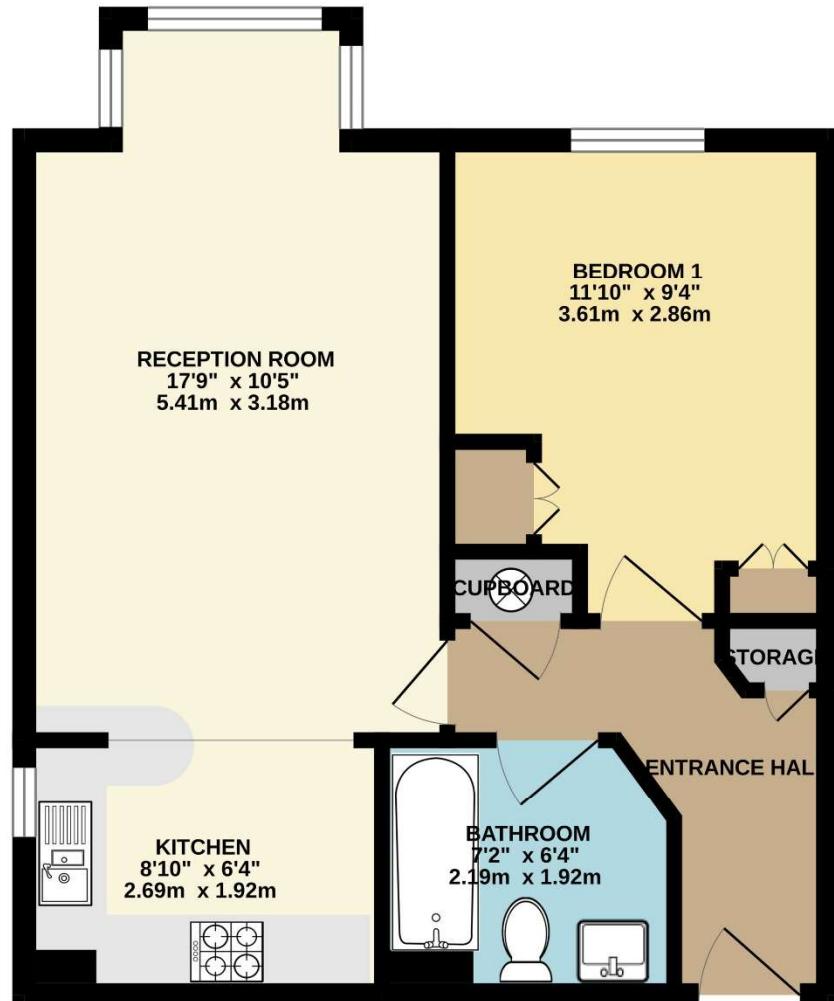
A modern, spacious, newly refurbished, one bedroom apartment with bright open plan kitchen/living room with large bay window. A good size double bedroom with built in wardrobes and bathroom fitted with a white suite. There is an off-street allocated parking space and communal gardens to the rear. The property is located a few minutes' walk from New Malden Train Station (which has direct access to London Waterloo). New Malden High Street is known for providing a range of amenities, restaurants, many sporting facilities, combined with excellent shopping facilities including Waitrose and M&S. In addition, it benefits from easy access in and out of London via the A3 and excellent local transport links including the "well loved" Beeline Way cycle way connecting New Malden and Raynes Park. Offered with a Share of Freehold and long lease, viewing is a must. No Onward Chain. EPC Rating D. Council Tax Band C







GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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