

SALES | LETTINGS | MORTGAGES

# NR NICHOLLS RESIDENTIAL

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## Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 150 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible. We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your

circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 150 years experience
- All viewings accompanied
- No upfront fees and no sale/let no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

#### **Free Valuations**

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

## **Mortgage Advice**

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

Presented uberbiv wo Bedrooms - No Chain 27ft Open Plan Lounge/Kitchen Modern 3pc White Bathroom Suite **Conveniently Located** Gas Central Heating Double Glazed Windows Viewing Highly Recommended

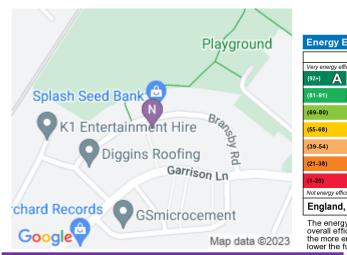
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This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Superbly presented throughout is this wonderful two bedroom first floor maisonette with no onward chain that is conveniently located for mainline train stations, bus routes and schools. Offering spacious accommodation throughout the property features an open plan 27ft lounge/kitchen fitted with a high gloss modern kitchen with centre island with breakfast area, a modern bathroom suite, two double bedrooms, gas central heating and double glazed windows. Outside to the rear there is a enclosed garden and brick shed. The front the garden is a good size and could (STPP) be converted to off street parking if desired. Viewing is highly recommended to fully appreciate this property.







# Energy Efficiency Rating Environmental Impact (CO<sub>2</sub>) Rating Current Po Current Pote (92+) (81-91) B 60 60 D (39-54) F G G Not energy efficient - higher running cos lly - higher CC England, Scotland & Wales EU Directive 2002/91/EC England, Scotland & Wales The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide $(CO_2)$ emissions. The higher the rating the less impact it has on the environment.