



**Spacious residential
apartment located in the
heart of Raynes Park,
Millennium Park Homes
presents Spencer Court.**

**Spencer Court,
Raynes Park,
SW 20
£1175 pcm**



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SPENCER COURT, SPENCER ROAD, SW 20 AVAILABLE THE 1ST OF OCTOBER

A purpose built one bedroom flat, situated on the second floor. This property comprises of a bright living room, a modern fitted kitchen, storage area, a spacious double bedroom and a modern bathroom.

Additionally it has access to well-kept communal gardens.

Spencer Court is ideally located within the heart of Raynes Park with an abundance of cafes, restaurants and shops. Raynes Park Train station offers a frequent service to London Waterloo and nearby Wimbledon.

Unfurnished, **NO** PARKING available and **NO** PETS allowed.

TRANSPORT



Raynes Park Train Station
0.4 Miles



Wimbledon Underground
1.7 Miles

SCHOOLS

hollymount school
0.4 Miles

West Wimbledon Primary School
0.6 Miles

Ursuline High School
1 Miles

Modern Montessori International
0.4 Miles

LOCAL AUTHORITY

London Borough of Merton



LIVING ROOM AREA

This brightly lit living room is perfect for entertaining or just cosying up on the sofa. It has wonderful views of the communal gardens.



KITCHEN AREA

The kitchen is the heart of the home and is easily the most used room in the house. This spacious kitchen provides practical storage and wood cupboards. It has included white goods such as washing machine and fridge/freezer. The kitchen benefits from a large window bringing in natural light.



The kitchen leads to a good size storage area allowing you to stay organised. It is a room that benefits from natural light coming in from the west.



DOUBLE BEDROOM

Good sized double bedroom with plenty of space to add a wardrobe, good size chest of draws an a few side tables. The bedroom benefits from a view of the communal garden and is well lit.



BATHROOM

This spacious bathroom is made up of a bathtub with a shower. It is fully tiled all around and is functional. It is well lit as it benefits from a window allowing natural light to enter the room.

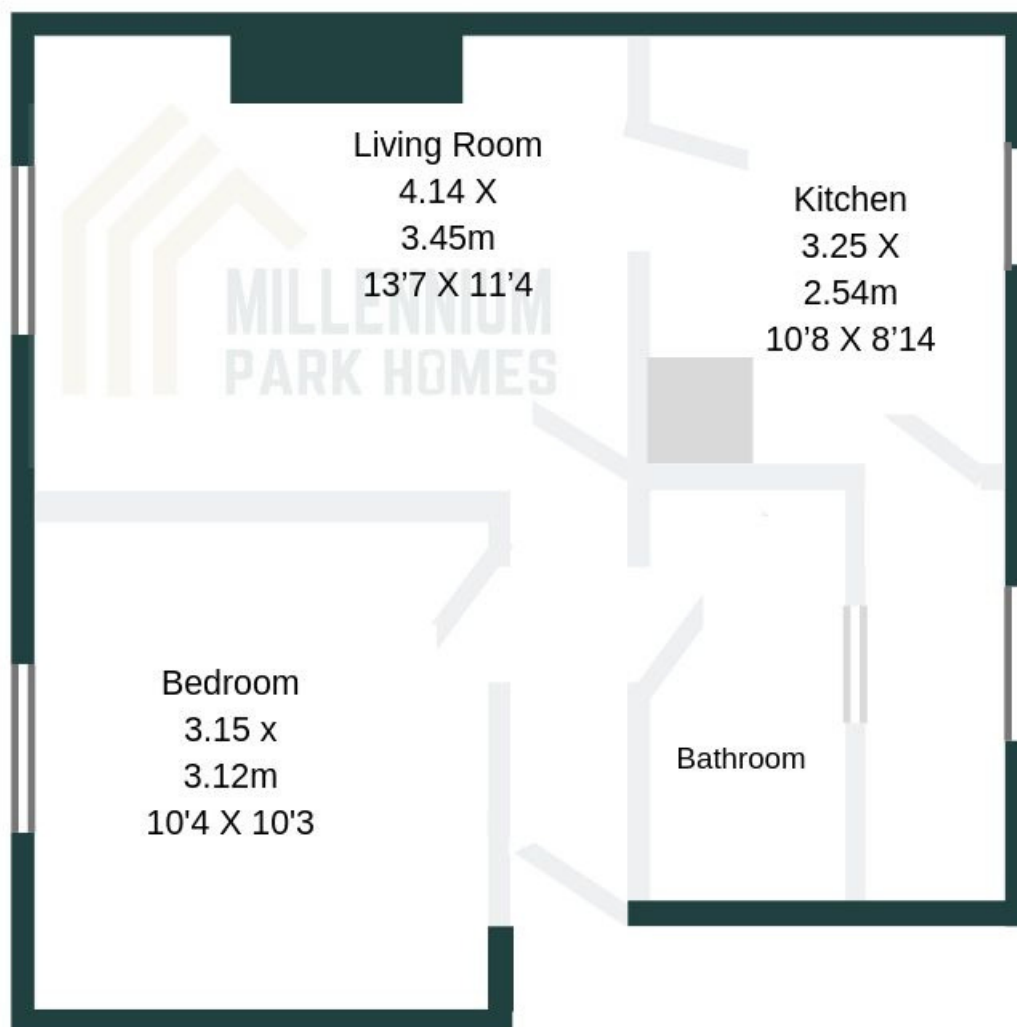


COMMUNAL GARDENS

As a resident of Spencer Court you have the benefit of a beautiful communal garden that is shared by the local residence. Such a wonderful garden allows you to benefit from the different seasons and its beauty.



FLOOR PLANS AND DIMENSIONS



Entrance

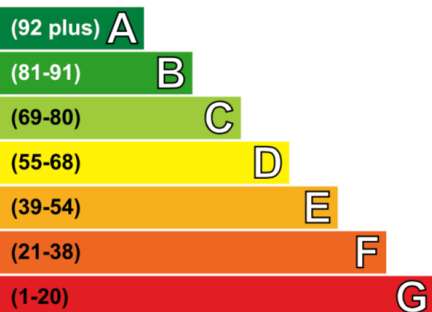


This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not to form part of any contract.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
65	84

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 114 over 3 years	
Heating	£ 918 over 3 years	£ 312 over 3 years	
Hot Water	£ 765 over 3 years	£ 417 over 3 years	
Totals	£ 1,851	£ 843	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



GET IN TOUCH



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