



Delivering What Others Only Promise

Joyce Byrne's Real Estate Team



Sutton Group Preferred
Realty Inc., Brokerage

Independently owned and operated
519-471-8888

Offered At... \$168,600

440 Wellington Street, Unit 202 "Downtown" MLS #: 549988



Type: Apartment Low Rise **Taxes:** \$2,588 (13)
Condo Fees: \$460.92 per month **Possession:** December 1, 2014
Includes: Water, Insurance, Management, Ground and Exterior Maintenance and one car parking spot
Property Manager: Arnsby P: 519-455-6080
Heat/Cool/Electrical: Electric Heat Pump (Central Air) Updated 2013
Rental Item: Water Heater
Home Inspection Available



Bedrooms: 1+1
Bathrooms: 4 piece
Parking: #7 behind building
Inclusions: Dishwasher (3yrs.), Fridge (3yrs.), Stove, Dryer, Washer (3yrs.), Blinds.

Your opportunity to buy trendy downtown lifestyle, walking distance to Victoria Park, shops, theatre, Budweiser Centre, festivals, library, and more! Heritage building retaining its character and charm while offering totally updated interior 1+1 bedroom unit. Over 20K's recently spent! Newer flooring, decor, bathroom and most of kitchen updated too. Recent upgrade to heat pump. Professionally decorated and renovated to move in condition! Note size of living and dining room with pass thru to kitchen! (Dining room now used as office) Nice sized den with closet could be 2nd bedroom! Large master with ensuite privileges. Front and rear exits, elevator, garden courtyard at back, designated parking plus 4 visitors spots and lovely balcony to enjoy the great weather and people watching.



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*Purchaser to verify all information
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www.homesforsaleinlondon.com