



**AREA:** Sherwood Gate  
**TYPE:** High Rise  
**AGE:** 26 Years  
**POSSESSION:** June 25<sup>th</sup>, 2019, Flexible  
**TAXES:** \$1,985.70 for 2018  
**CONDO FEES:** \$292 month  
**INCLUDES:** Building Insurance, Building & Ground Maintenance, Property Management & Water  
**PROPERTY MANAGER:**  
 Dickenson: 519-666-2332  
**HEAT/COOL:** Gas Heat Pump & Central Air  
**RENTAL ITEM:** Gas Water Heater  
**BEDROOMS:** 2  
**BATHROOMS:** 2  
**INCLUSIONS:** Refrigerator, Stove, Dishwasher, Washer & Dryer and Window Coverings.



## 30 Chapman Court, Unit 507, London, ON

\$249,900 MLS: 196884

Located within walking distance to 2 major health clubs, Aquatic Centre, grocery store, pharmacy and on bus route to Western and Downtown London. Close to hospital, parks and major transportation routes. Recently professionally painted with updates to kitchen and all newer flooring. Its move in condition for sure! The condo boasts a balcony with northerly exposure, one that eliminates the hot afternoon sun and heat. Note!!! Condo fees include water and this unit is heated through hot water and make no mistake this unit is very inexpensive to heat and cool! All appliances remain. The fridge, stove and dishwasher are stainless and 4 yrs new. Complete with a bright bay window, ensuite bath, large walk in closet and one car parking!! Fitness room and sauna on site. This 2 bedroom, 2 bath highrise apartment condo offers the most bang for the buck in north London!

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