

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



236 London  
Egg Harbor Township, NJ 08234

Asking \$175,000.00



SJSRMLS

## COMMENTS

Recently updated (2022-2023) corner top floor unit in London Court featuring a kitchen island with quartz countertops. This attractive property offers one bedroom, one bathroom, a convenient walk-in closet, and attic storage space, plus additional bike storage on the balcony. Stackable Washer and Dryer, HVAC, and Hot Water heater are located in the exterior storage closet. Property is being sold AS-IS, with buyer responsible for all inspections and certifications required for CO. Three months condo fee in advance, \$50 Doc Prep fee, \$100.00 Admin fee, and \$200.00 Cap Contribution. No leasing during the first two years.

## PROPERTY DETAILS

Exterior Vinyl	ParkingGarage None	Heating Forced Air Gas-Natural	Cooling Central Gas
HotWater Gas	Water Public Water	Sewer Public Sewer	



Ask for Cassidy Fletcher  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: crf@bergerrealty.com

