Browns RESIDENTIAL

Tel: 020 8330 7557
www.brownsresidential.co.uk

Ardrossan Gardens, Worcester Park, Surrey KT4 7BA
£308,500 Leasehold

A two double bedroom first floor maisonette, set in this popular residential road, conveniently located for local shops and sought after schools. Stoneleigh and Worcester Park town centres are both readily accessible, with their mainline stations (Waterloo). Large living room, two double bedrooms, kitchen and bathroom. The property benefits from both front and rear gardens. No ongoing chain. Viewings recommended. Exclusive to Browns Residential. E.P.C. Rating C.

FRONT DOOR INTO ENTRANCE HALL:
Stairs to:

FIRST FLOOR LANDING:

LIVING ROOM:
14'1 x 11'10 (4.29m x 3.61m)

LIVING ROOM: ALTERNATIVE VIEW:

KITCHEN:
10'2 x 7'7 (3.10m x 2.31m)

BEDROOM ONE:
13'6 x 9'9 (4.11m x 2.97m)

BEDROOM TWO:
11'10 x 10'2 (3.61m x 3.10m)

BATHROOM:
6'11 x 6'10 (2.11m x 2.08m)

FRONT GARDEN:

REAR GARDEN:

LEASE:
150 Years from 25 December 2006.

SERVICE CHARGE:
Need to do basis.

GROUND RENT:
£250.00 Per annum.

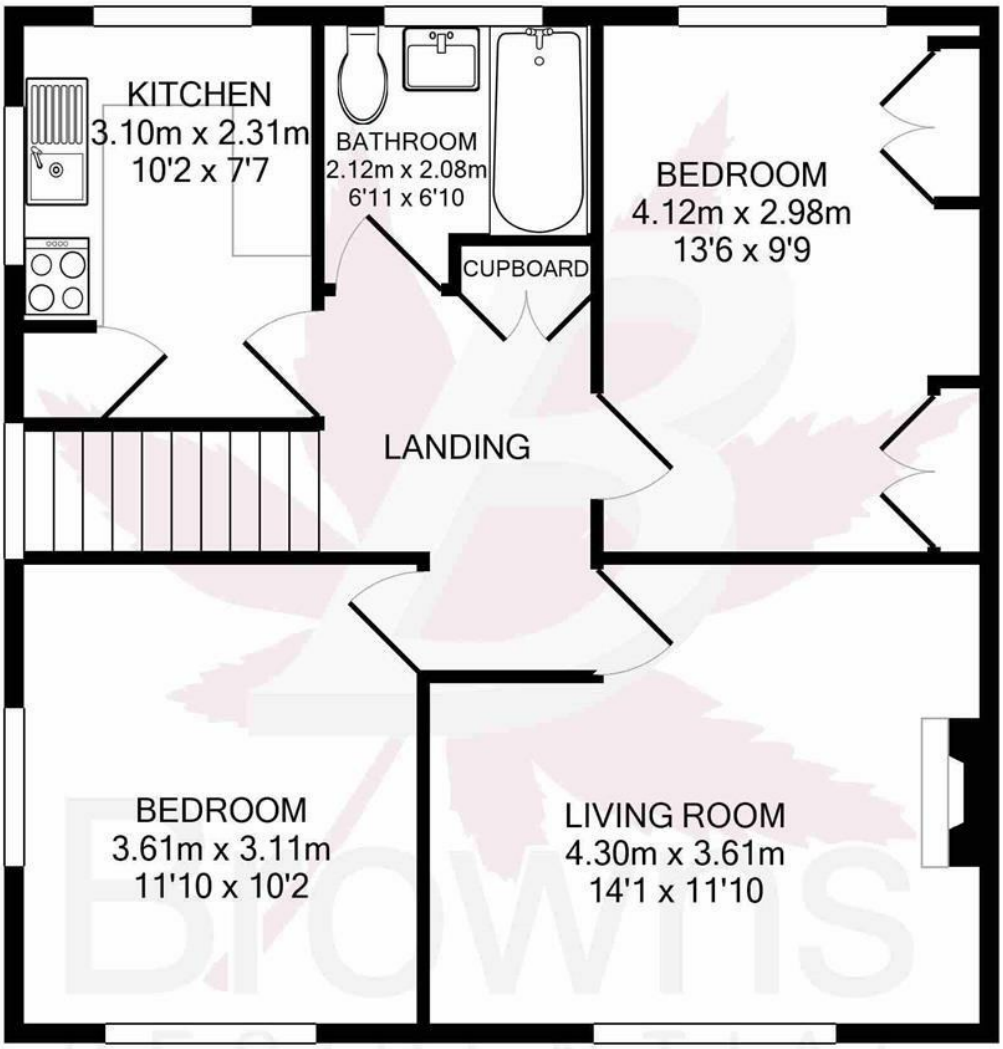
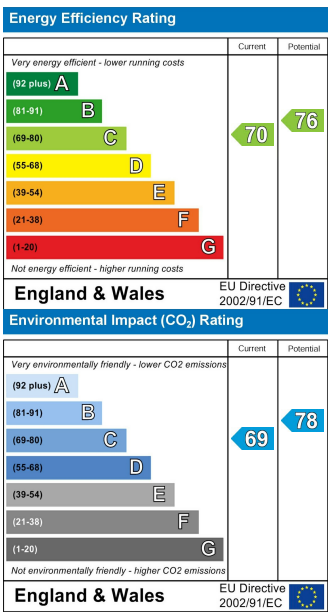
PLEASE NOTE:
We are advised by our client that the tenure is Leasehold. Any interested party must obtain confirmation of these facts from their Solicitor. The systems and appliances have not been tested by the agent. Please note that our room sizes are quoted in imperial and metric.

VIEWINGS:
Viewings strictly through:- BROWNS RESIDENTIAL 020 8330 7557.

ON THE INTERNET:
For complete property details please visit our web site www.brownsresidential.co.uk which is updated constantly.

THINKING OF SELLING?:
To get the Browns team working for you simply ask for a free valuation and we'll do the rest. Call 020 8330 7557.

MORTGAGE ADVICE:
Bentley Holmes Mortgage & Wealth Management was established by Grant Holmes in 2005. Grant has worked in Financial Services for over 20 years and specialises in the mortgage market. Grant and his team provide a service that is whole of market and has access to all lenders from both the High Street to the Private Banks. The range of services include frst time buyers, home movers, remortgaging, bridging finance, buy to let and let to buy mortgages. Bentley Holmes will provide you with an advice and recommendation service, through assessing your needs ensuring you have the most suitable mortgage for your circumstances. All initial consultantions are free, so you are welcome to check if you already have the best deal in place or see if there is something better. Browns Residential may receive a referral fee from Bentley Holmes for recommending their services to sellers, buyers, or other parties. The amount of the referral fee may differ from case to case. Browns Residential will notify all relevant parties once it has been made aware of the exact amount of fee payable.



Total Approx. Floor Area 57.3 Sq.M. (617 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2020