



Moorland Court, Worcester Park

The **PERSONAL** Agent

Offers In Excess Of £210,000

- Ground Floor
- Maisonette
- One Double Bedroom
- Open Plan Kitchen
- Refurbished
- Walk to;
- Shops, Schools & Station
- Allocated Parking
- Communal Gardens
- No Chain

****IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY**** This refurbished ground floor maisonette is situated within easy walking distance of shops, schools and Stoneleigh Mainline railway station and Broadway.

The property is in a small block, well respected block and has its own front door leading to the entrance hallway.

The open plan kitchen / living space is bright and airy due to a large double glazed, leaded light window which is opposite a range of fitted kitchen units. This stylish room is fitted with Oak effect flooring.



Meanwhile an equally light and welcoming double bedroom has a large fitted wardrobe and is finished with high quality carpet.

The contemporary and luxurious bathroom is another significant attraction to this property and it has a good sized bath with a shower above.

Outside are well kept communal gardens and a car park with one allocated space for this charming maisonette.

Early viewing highly recommended by Sole Agents to avoid disappointment. Vendor suited.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.







Moorland Court, Ardrossan Gardens, Worcester Park

Total Area: 36.2 m² ... 390 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

