



Purdey Court, The Avenue, Worcester Park

The **PERSONAL** Agent

Guide Price £325,000

Leasehold - Share of Freehold

- 17ft Living Room
- Two Double Bedrooms
- Modern Fitted Kitchen
- Part Tiled Bathroom
- Double Glazing
- Gas Central Heating
- Residents Parking
- Communal Gardens
- Close to Local Amenities & Transport Links
- No Onward Chain

The Personal Agent are pleased to present to the market this two double bedroom first floor flat situated in a most convenient location just a short walk from Worcester Park train station and within easy reach of the high street with it's shops, bars and restaurants and various bus routes towards Sutton, Kingston and Heathrow.

A well maintained two double bedroom first floor flat with a good sized living room and a modern fitted kitchen, two light and airy bedrooms, part tiled bathroom and a



spacious entrance hall with a useful storage cupboard.

Worcester Park offers a large choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, with Kingston just a short drive away offering a more comprehensive range of shops. Worcester Park also offers great access to public transport.

Tenure - Leasehold
Length of lease (years remaining) - TBC

Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 1500.00
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

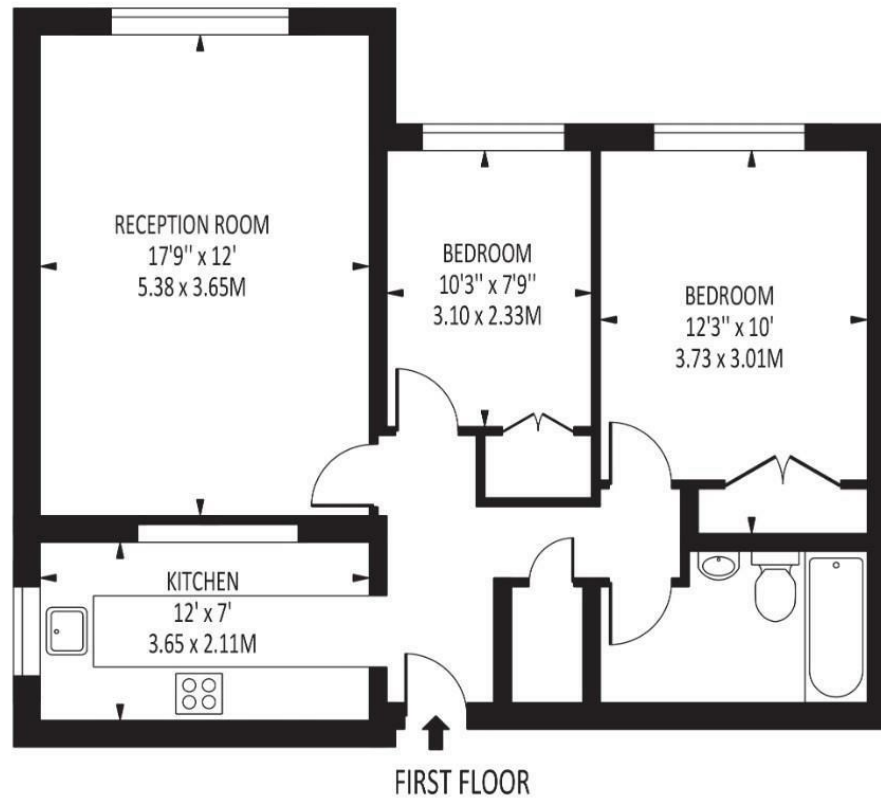




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Purdey Court
Total Area: 680 SQ FT • 63.21 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(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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LETTINGS & MANAGEMENT
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The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

