Sherbrooke Way, Worcester Park

The PERSONAL Agent

Guide Price £260,000

Leasehold

- Ground Floor Apartment
- No Chain
- Prestigious Hamptons Development
- Allocated Parking Space
- Modern and Stylish Kitchen
- Sleek Modern Bathroom
- Long lease
- One Large Double Bedroom

The Personal Agent are delighted to present to the market this beautifully presented one double bedroom ground floor apartment, set within the prestigious and highly sought after Hamptons development. Offering stylish, contemporary living with the rare advantage of direct access to outdoor space, this superb home is perfect for first time buyers, professionals and downsizers alike.

Upon entering, you are welcomed by a spacious entrance hall with useful built in storage. The heart of the home is the impressive dual aspect open plan kitchen and living area, flooded with natural light and finished in neutral tones to create a bright and inviting space. There is ample room for both relaxing and dining, while the modern fitted kitchen benefits from a range of integrated appliances, including a washer/dryer, dishwasher and fridge/freezer.

The generous double bedroom provides a peaceful retreat with plenty of space for additional furniture, while the contemporary bathroom is finished to a high standard and features a shower over the bath.

Further benefits include an allocated parking space, secure bicycle storage and access to the exceptional facilities that make The Hamptons one of the area's most desirable developments. Set amongst approximately 30 acres of beautifully landscaped grounds, residents enjoy an outstanding community environment with picturesque lakes, walking trails and open green spaces. Membership is available (please enquire for details) for the on site gymnasium, tennis courts, children's play areas, residents' hall and the unique Mayflower Park, complete with its own grass amphitheatre for community events and performances.

The location is equally impressive for commuters, with the A3 just a short drive away providing swift access into Central London and beyond. Worcester Park railway station is approximately a 15-minute walk away and Motspur Park is also only 20 minutes walking distance, offering regular services to London Waterloo in around 25 minutes, while frequent bus routes provide easy connections to Morden, with both National Rail and London Underground services.

Tenure- Leasehold
Length of lease (years remaining) - 990
Annual ground rent amount (£) - Peppercorn
Annual service charge amount (£) - 2,252.64
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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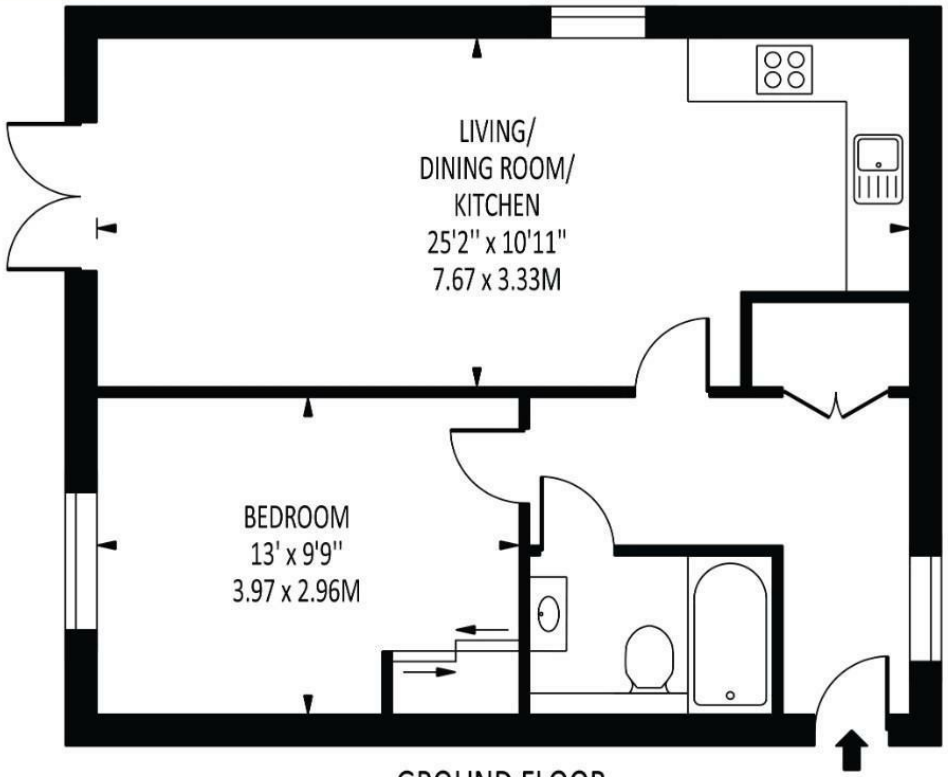
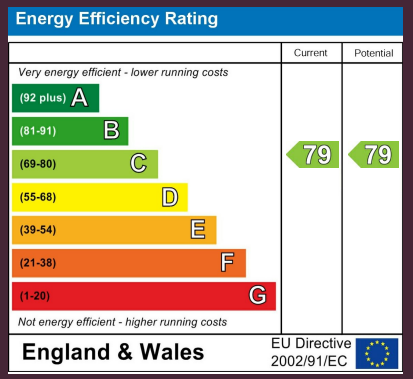
Total Area: 528 SQ FT • 49.01 SQ M



GROUND FLOOR



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