



Wordsworth Drive, Sutton

The **PERSONAL** Agent

Guide Price £85,000

Leasehold

- One Bedroom Retirement Apartment
- Upper Floor
- Residents Parking
- Communal Gardens
- Communal Residents Lounge
- Furnished if required
- Lease 61 years remaining
- Service Charge £2,292 pa
- No Onward Chain
- Close to North Cheam Shops, Transport & The Historic Nonsuch Park

The Personal Agent are delighted to welcome to the market this charming one bedroom retirement flat, situated close to North Cheam shops, transport and the historic Nonsuch Park.

The property benefits from a lift service to all floors, security entry system, pull cord emergency system and use of the communal residents lounge on the ground floor.

The property is situated near both Cheam Village and Worcester Park town centre



with its excellent shopping facilities, bars and restaurants. Cheam mainline station is also nearby with fast and frequent rail services to London terminals as are the wide open spaces of Nonsuch Park.

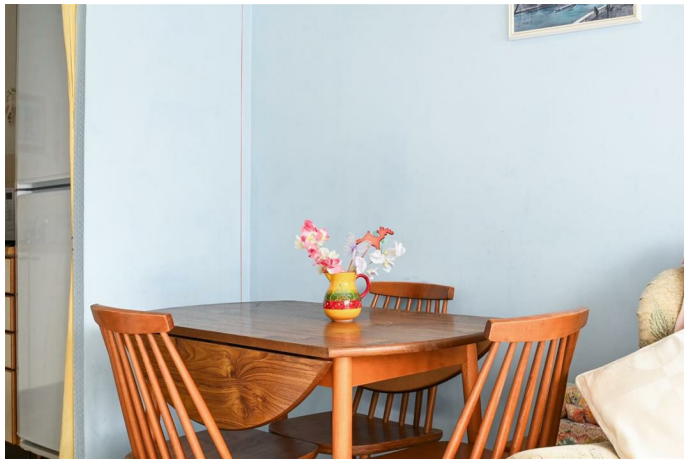
By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively.

Length of lease (years remaining) - 61
Annual ground rent amount (£) - TBC

Annual service charge amount (£) - £2,292.00

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.

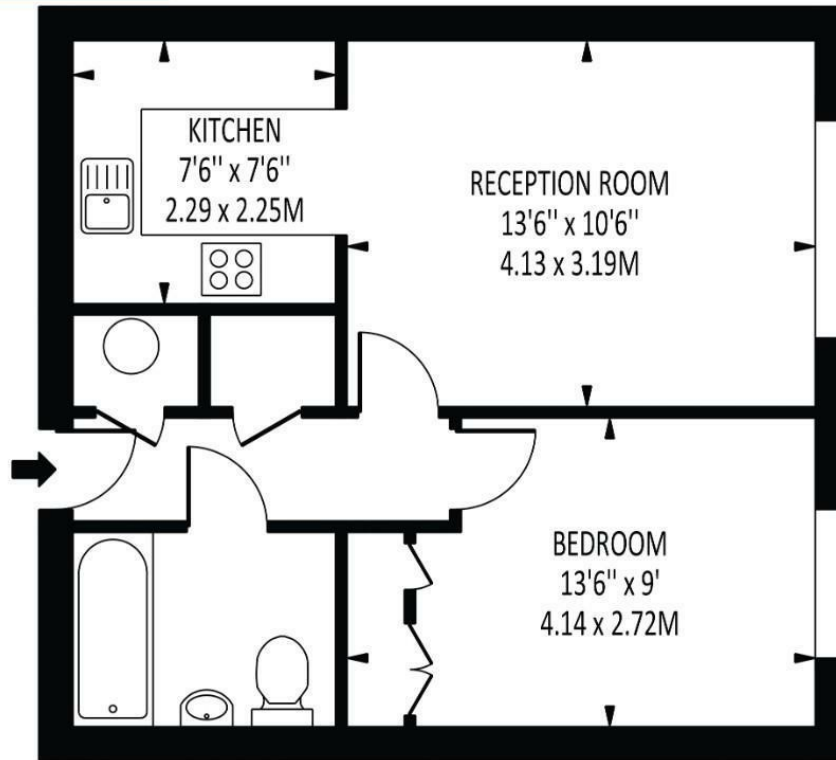




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Brook Court
Total Area: 420 SQ FT • 39.00 SQ M



SECOND FLOOR

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	69
England & Wales		EU Directive 2002/91/EC

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STONELEIGH/EWELL OFFICE

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BANSTEAD OFFICE

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TADWORTH & KINGSWOOD OFFICE

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Tadworth, Surrey, KT20 5AG
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LETTINGS & MANAGEMENT

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Registered in England No. 4398817.



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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.

