



Cotswold Way, Worcester Park

The **PERSONAL** Agent

£265,000

Leasehold

- Stylish Ground Floor Purpose Built Apartment
- Communal Entrance With Entry Phone System
- Hallway With Fitted Storage Cupboards
- Bright and Spacious Lounge
- Modern Fully Fitted Kitchen
- Double Bedroom With Fitted Wardrobes
- Modern Bathroom Suite
- Double Glazing
- Allocated and Visitors Parking Space
- Communal Grounds and Gardens

999 YEAR LEASE OPTION AVAILABLE A stylish one bedroom ground floor purpose built apartment with allocated parking space situated in a popular residential area in Worcester Park. The property benefits from a modern kitchen and bathroom and would ideally suit a first time buyer, downsizer or as a long term rental investment for capital growth.

This has to be one of the nicest apartments that we have taken to the open market and the current owners have done fantastic job remodeling throughout to a high standard and we would strongly advise an internal viewing to fully appreciate what this property has to offer.

The location is superb being situated on a popular development and with only 9 apartments in the building there is an exclusive upmarket feel about the place and being on the ground floor the apartment is easily accessible via an entry phone system, making this home both secure and low maintenance and a 'turn-key' property you will be proud to call home.



As you enter the building you are immediately greeted by the front door which leads to an L-shaped hallway with access to a handy storage and separate airing cupboard and doors off to all rooms. The lounge is spacious with double glazed bay window to the rear aspect with views over well established gardens and from here you have access to a modern fully fitted kitchen with a matching range of white floor and wall mounted units with contrasting worktops and space for kitchen appliances.

The bedroom is a good sized double and is fitted with floor to ceiling wardrobe cupboards and there is double glazed window to the rear aspect.

The bathroom has been completely remodelled with a matching contemporary style suite in white.

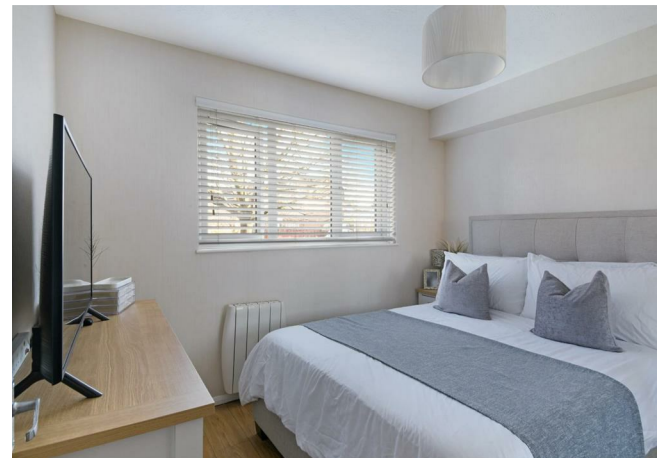
Outside there is a designated parking space plus additional visitors bays and the building shares access to well maintained communal grounds and gardens which are maintained by the managing agents appointed gardeners.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of both Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Morden underground making this freehold property ideal for commuters.

Tenure - Leasehold currently 92 years remaining. The Freeholder have provided a solicitors letter of intent quoting a cost £1,201.00 including VAT for legal fees and disbursements to increase the lease to 999 years.
Service Charge: £1462.76
Council Tax: Currently band 'C'

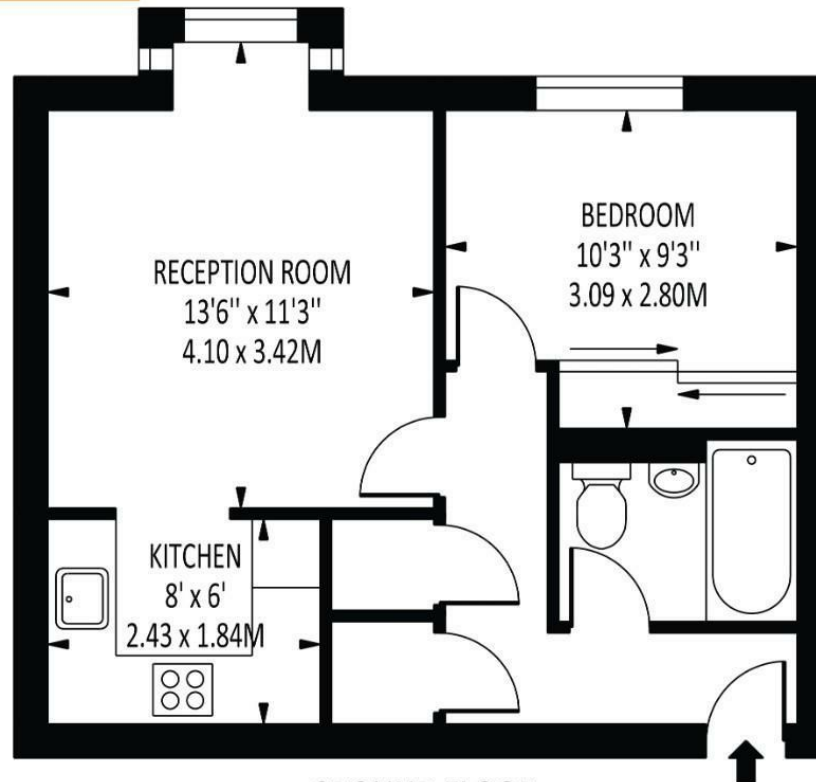




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Cotswolds Way
Total Area: 391 SQ FT • 36.36 SQ M



GROUND 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	72	76
(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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