Worcester Court, Salisbury Road, Worcester Park

The PERSONAL Agent

Guide Price £199,950

Leasehold

- Two double bedrooms
- Retirement apartment
- Modern updated kitchen
- Double aspect lounge/dining Room
- Communal residents lounge
- Residents and visitors parking
- No ongoing chain
- Directly opposite Auriol Park
- Highly sought after, practical location
- Wonderful, private communal gardens

Situated in a sought-after retirement development designed for the over 60s and opposite Auriol Park, is this rarely available two double bedroom top floor apartment.

Originally a three bedroom home, the property has been thoughtfully amended to create a particularly spacious lounge/dining room. Both remaining double bedrooms are generous in size, measuring over 14ft in length.

The kitchen has been refitted by the current owner and has been exceptionally well maintained, as has the stylish shower room.

The property benefits from well-kept communal gardens, ample residents' and visitors' parking, plus a guest suite for visiting friends and family. Early viewing highly recommended by sole agents. No chain.

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

Worcester Park offers a wide range of amenities, including Waitrose, banks, building societies and other essential stores, alongside a variety of restaurants and cafés. Kingston is just a short drive away, offering an even wider selection of shops, leisure facilities and amenities. The area also benefits from excellent public transport links, making it convenient for both local travel and commuting.

The property is within close proximity of 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.

If you are considering making a downsize move we would recommend that you view this property. Such is the rarity of this opportunity we are inviting applicants to lodge their immediate interest, at which point we will arrange your private showing.

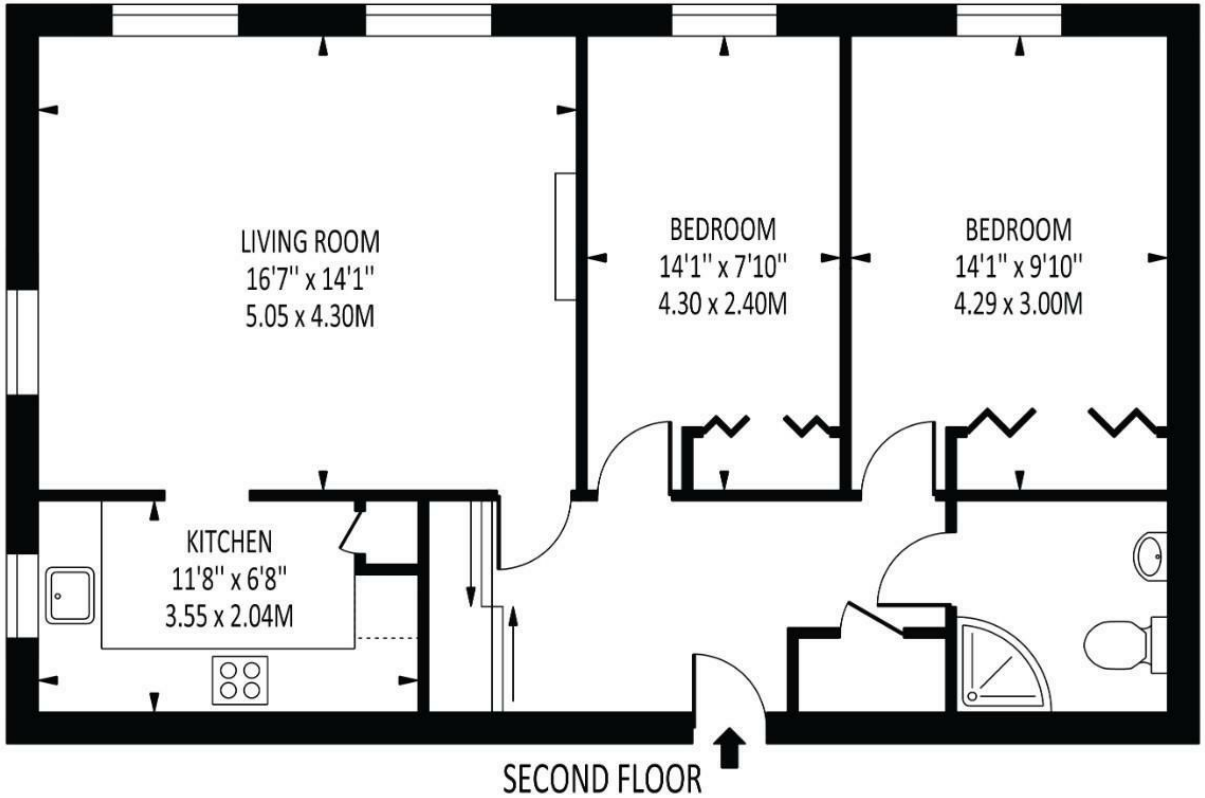
Tenure - Leasehold
Length of lease (years remaining) - 88
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 6000
Council tax band - E

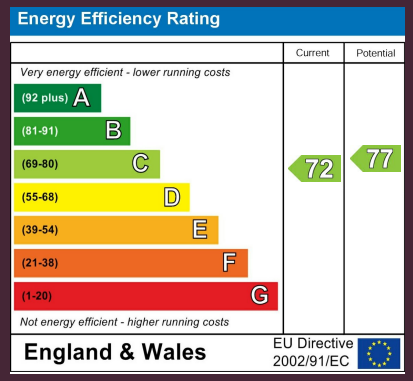
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase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

The PERSONAL Agent

Worcester Court

Total Area: 737 SQ FT • 68.48 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 intedning purchaser or lessee should satisfy themselves by inpspection, 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.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

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.