



Farm Way, Worcester Park

The **PERSONAL** Agent

# Offers In Excess Of £260,000 Leasehold

- Bright & spacious top floor apartment
- South/Easterly facing balcony terrace
- Generous double bedroom
- 14ft living/dining room
- Separate modern fitted kitchen
- Stylish & contemporary bathroom
- Garage in nearby block with parking
- Close to local shops & Sainsburys
- 1 mile from Worcester Park station
- Extended lease of 151 years remaining



The Personal Agent are delighted to bring to the market this very well presented top floor apartment with access to a South/Easterly facing balcony and the further benefit of an extended lease.

The property enjoys use of a practical loft space and a garage in the nearby block as well as being situated within easy reach of both North Cheam and Worcester Park High Streets.

The property is situated within the ever popular Packham Court development, which is approximately 1 mile from Worcester Park station (Zone 4, which provides access to London Waterloo in around 20 minutes) making it practical for the commuters amongst us.

There are outstanding local primary and secondary schools, recreational parks and outstanding local amenities nearby and would also make it a perfect buy for first time buyers or a downsizer alike.

Located in an enviable position on the top floor of this ever popular development, the lofty views over the surrounding houses provide a nice, elevated outlook. However, the accommodation is also something of a

talking point, as this apartment enjoys a very well balanced layout.

From the entrance hall, you can immediately see how nicely presented this home is with neutral tones and freshly painted rooms that enjoys lots of natural light. The spacious living/dining room links directly to a South/Easterly facing balcony/terrace which is a real stand out feature, whilst the separate kitchen is modern, sleek and fully fitted.

The generous double bedroom is a great size and to top it all off there is a large, stylish and contemporary bathroom that provides that 'wow' factor. There is a walk-in cupboard, access and use of a loft space and the garage in block that completes the layout.

The property is situated near both North Cheam parade and Worcester Park town centre with its excellent shopping facilities, bars and restaurants. Worcester Park mainline station is also nearby at just 1 mile down the road, with fast and frequent rail services to London terminals as are the wide open spaces of Cheam and Nonsuch Parks.

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

minutes respectively and the A3 provides easily access by car to South London too. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.

Tenure - Leasehold  
Length of lease (years remaining) - 151  
Annual ground rent amount (£) - TBC  
Annual service charge amount (£) - 1200.00  
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.

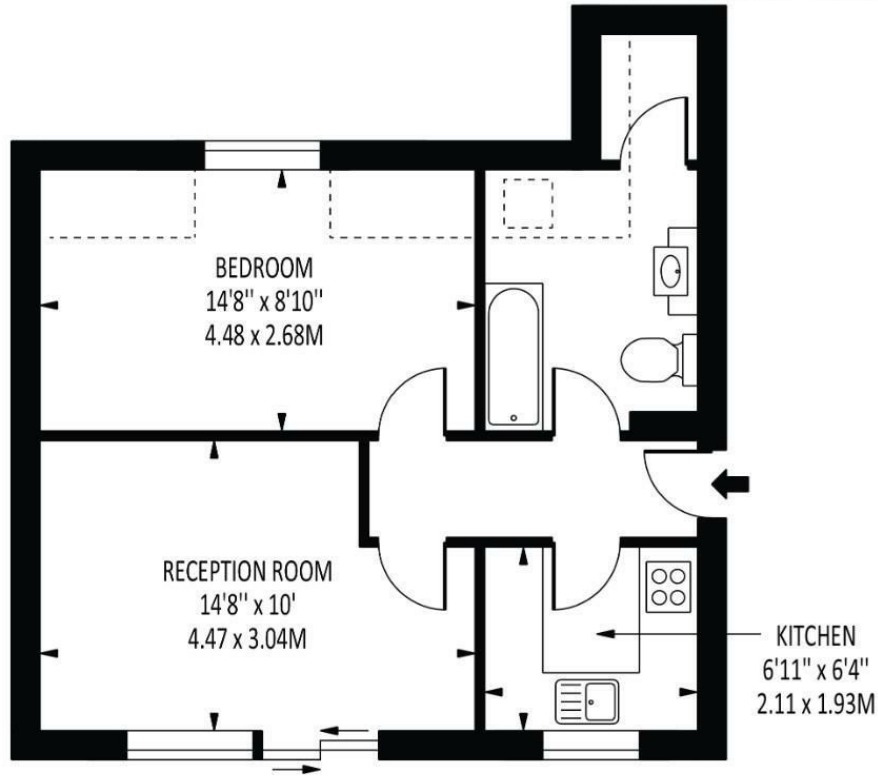
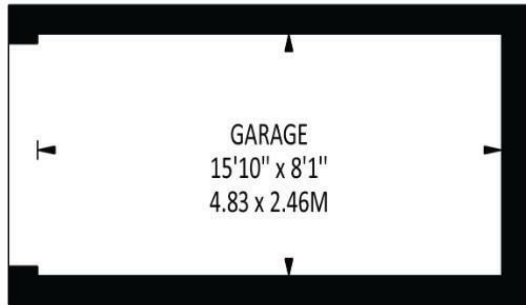




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**Packham Court,  
Farm Way, Worcester Park**  
Total Area: 567 SQ. FT • 52.72 SQ. M  
(Including Restricted Height Area & Garage)  
Restricted Height Area Area : 40 SQ. FT • 3.71 SQ. M  
Garage Area : 128 SQ. FT • 11.88 SQ. M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.

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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.



PACKHAM COURT  
WELCOME

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