



71 Salisbury Road, Worcester Park

The **PERSONAL** Agent



# Price Guide £235,000

## Leasehold

- Sought After Retirement Complex
- 24 Hour Emergency Call System and Development Manager
- Keyless Entry Fob and Entry Phone System
- Residents Lounge and Overnight Guest Suite
- Lift Service to All Floors, Laundry Room
- Double Aspect Lounge/Dining Room
- Fitted Kitchen and Shower Room
- Two Double Bedrooms With Wardrobes
- Well Established Communal Grounds
- Residents Parking and No Onward Chain

A two bedroom first floor retirement apartment with lift service occupying an enviable corner position with views over beautifully maintained grounds situated in one of Worcester Parks most desirable locations. NO ONWARD CHAIN.

Worcester Court is a sought retirement complex for the over 60's and is located in a peaceful setting which enjoys views over well established gardens.

Some of the standard features are 24 hour a day monitored emergency pull cord system and an onsite development manager during the week. A delightful residents lounge with kitchen which regularly hosts coffee mornings. A guest suite for overnight stays, subject to availability. Laundry room and refuse space for bins and recycling.

The apartment is located on double aspect corner position to the rear of the building on the first floor and is only a short walk away from the lift.



The living accommodation is bright and spacious with an L-shaped entrance hall with storage and a practical airing cupboard and a wall mounted entry phone system with emergency 24 hour pull cord.

The lounge/dining is double aspect with views over well established gardens and the kitchen is fully fitted with window to side.

Both bedrooms are good sized doubles with fitted wardrobes and the 2nd bedroom can used as formal dining room or study.

The bathroom is fitted with a large walk-in shower and matching sanitaryware and the property is heated by electric storage heaters.

To the front of the building is the residents car park and a communal entrance with keyless entry.

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 125 Years from 1998  
Length of lease (years remaining) - 88  
Annual ground rent amount (£) - 554.22  
Annual service charge amount (£) - 4600.58  
Council tax band - E



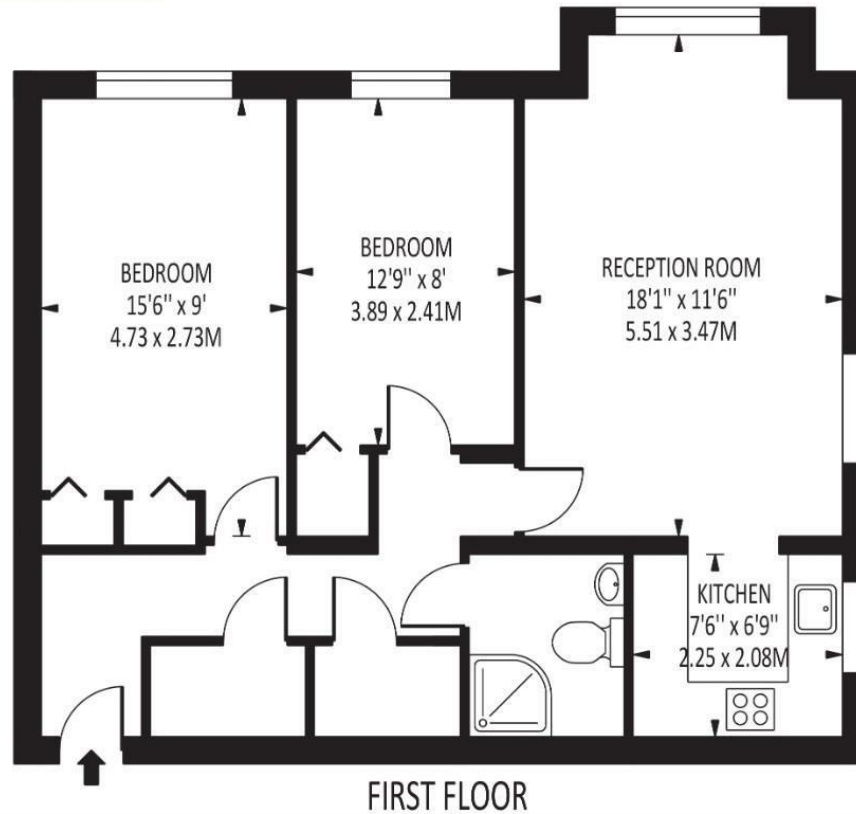




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**Worcester Court**  
Total Area: 680 SQ FT • 63.14 SQ M



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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	76
England & Wales		
	EU Directive 2002/91/EC	

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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.



