



Ardrossan Gardens, Worcester Park

The **PERSONAL** Agent

Asking Price £380,000

Leasehold

- Chain Free
- Ground Floor Maisonette
- Two Double Bedrooms
- Modern Kitchen
- Modern Bathroom
- Stunning And Private Rear Garden
- Bright And Spacious Lounge Dining Room
- Long Lease
- Short Walk To Stoneleigh Broadway
- Viewing By Appointment Only

The Personal Agent are delighted to welcome to the market this stunning ground floor maisonette, set within an extremely popular family friendly road and being a short walk to both Stoneleigh Broadway, Train station and surrounded by a number of fantastic parks and out door spaces.

This beautifully presented property is offered to the market chain free and is in excellent condition throughout, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Early viewing is essential to avoid disappointment.

The property features a spacious lounge/dining room, perfect for both relaxing and entertaining, along with a modern, well-fitted kitchen that opens directly onto the garden—bringing the outside in and adding a real sense of flow to the home. The refitted bathroom is finished to a high standard, complementing the contemporary feel of the apartment.



One of the standout features is the stunning private rear garden, mainly laid to lawn with a separate decked seating area—ideal for outdoor dining, entertaining or simply enjoying a peaceful moment in the sun. It's a rare and valuable feature for any maisonette and offers a real sense of privacy and space.

With gas central heating, double glazing, and neutral décor throughout, the property is truly move-in ready.

Worcester Park offers a large 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. Kingston which offers a more comprehensive range of shopping is just a short drive away.

The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations 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, making this property ideal for a

commuter too.

Tenure - Leasehold

Length of lease (years remaining) - 88

Annual ground rent amount (£) - 200.00

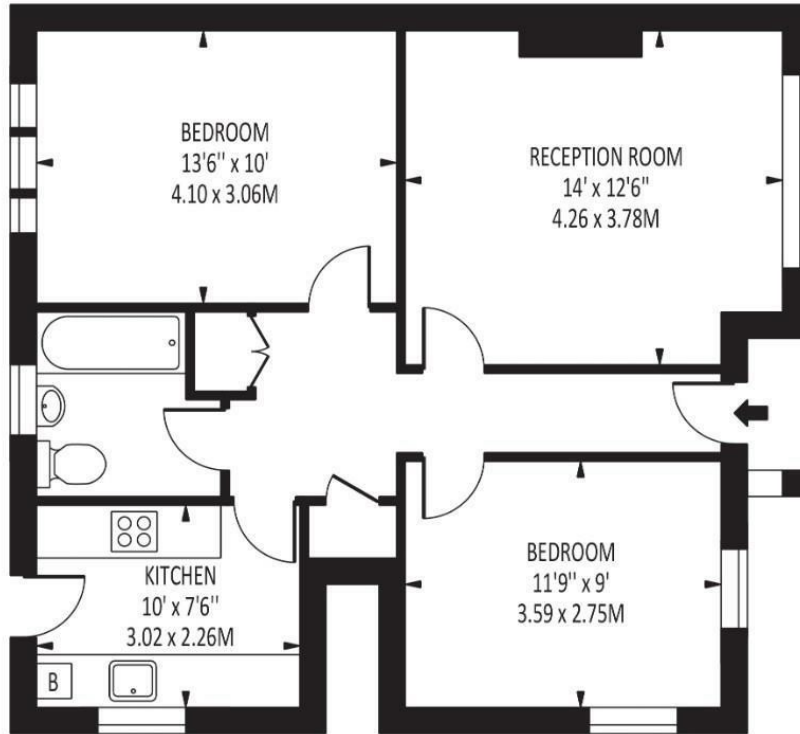
Annual service charge amount (£) - N/A

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.







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		73	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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