



COTSWOLD WAY, WORCESTER PARK, SURREY, KT4
OIEO £200,000 LEASEHOLD

A WELL-PRESENTED FIRST FLOOR STUDIO
APARTMENT SITUATED IN A POPULAR
DEVELOPMENT CLOSE TO GOOD TRANSPORT LINKS



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AT A GLANCE

- 1 Bedroom/Living Room
- Kitchen
- Bathroom
- Resident's Parking
- Communal Gardens
- Council Tax Band B
- EPC Rating C

DESCRIPTION

A well-presented first floor studio apartment, situated in a popular development close to both Worcester Park and North Cheam town centres. There are excellent transport links into Central London from Worcester Park mainline rail station, commuters who prefer London Underground links have the option of a short journey to Morden Underground station.

This spacious studio apartment offers a large living room/dining room/bedroom, separate kitchen, modern bathroom and a storage cupboard in the entrance hall.

Outside, you will find an allocated parking space and communal gardens.

No onward chain.

Lease and related information:

The vendor has provided the following information:

- A 125-year lease was granted in 1992 meaning it has approximately 94 years remaining.
- Service and maintenance costs and ground rent are approximately £1036 per annum.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

Living Room/Bedroom - 20'3" x 10'4" max (6.17m x 3.15m max)

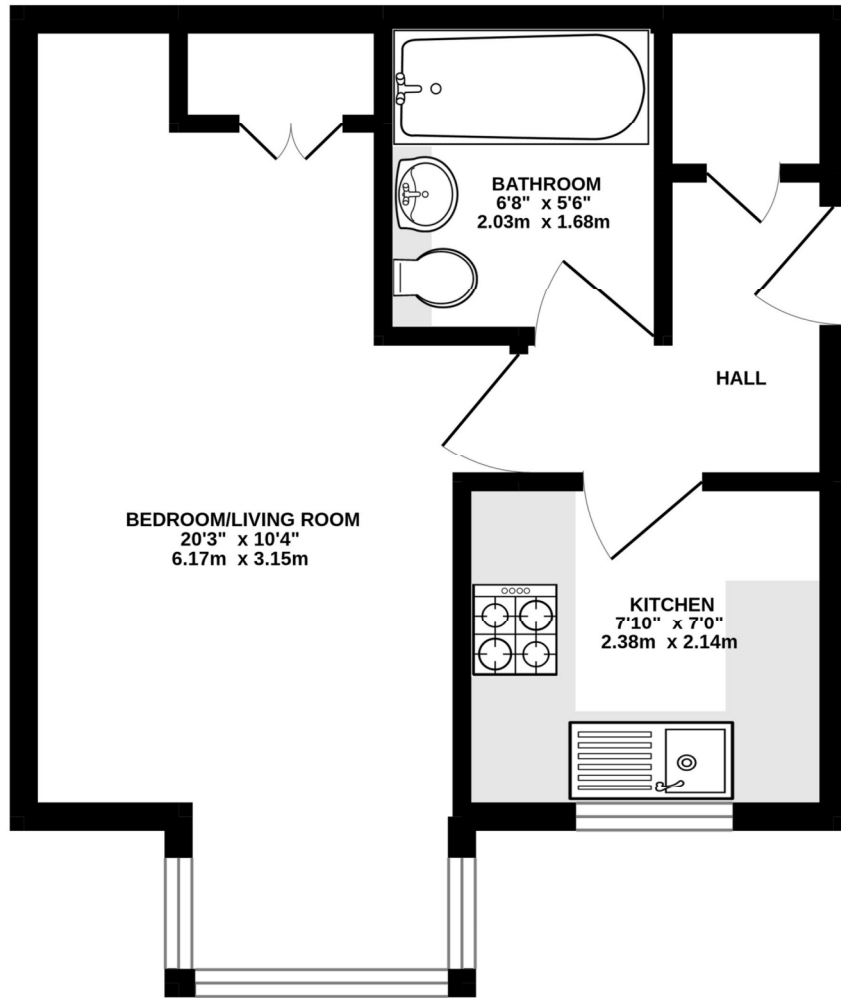
Separate Kitchen - 7'10" x 7' max (2.4m x 2.13m max)

Bathroom - 6'8" x 5'6" max (2.03m x 1.68m max)



Cotswold Way, Worcester Park KT4 8HB

INTERNAL FLOOR AREA (APPROX.) 325 sq ft/ 30.0 sq m



FIRST FLOOR FLAT

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2022.

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

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