



COTSWOLD WAY, WORCESTER PARK, KT4
£270,000 LEASEHOLD

A CONTEMPORARY STYLE ONE BEDROOM GROUND FLOOR APARTMENT FEATURING ALLOCATED PARKING AND IDEALLY SITUATED CLOSE TO SEVERAL AMENITIES

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Worcester Park Office | 020 8335 5555 | worcesterpark@winkworth.co.uk

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AT A GLANCE

- No Onward Chain
- Ground Floor Flat
- Spacious Living/Dining Room
- Double Bedroom
- Modern Fitted Kitchen
- Contemporary Bathroom
- Fitted Wardrobes
- Approx. 1 Mile from Worcester Park Station
- Local Buses to Morden Underground
- Residents Parking
- Council Tax Band C
- EPC Rating D

DESCRIPTION

Epitomising modern, contemporary style, this gorgeous one bedroom, ground floor apartment offers the owners a sanctuary from everyday working life with its renovated interior throughout.

Commuters and professionals requiring quick and easy access into London have the choice of Worcester Park train station and several bus routes, including easy access to Morden Underground station.

Worcester Park and North Cheam are both within easy reach, offering an array of shops, bars, restaurants, and amenities.

Accommodation comprises a spacious entrance hall with two storage cupboards, a bedroom with fitted wardrobes, a good-sized living/dining room, a luxury bathroom, and a modern fitted kitchen.

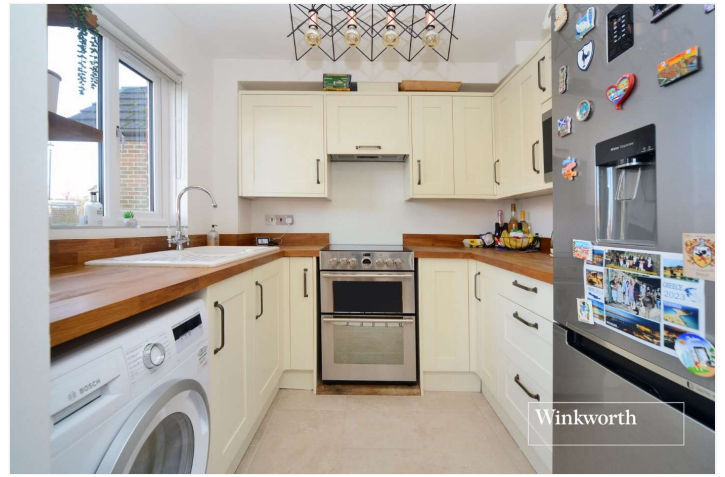
Externally, the property features well-kept communal gardens, an allocated parking space, visitors parking and a secure entry phone system.

No onward chain.

Lease and related information:

The vendor has provided the following information:

- A 125 lease was granted in 1991 meaning it has approximately 93 years remaining.
- There is no ground rent charge.
- The service and maintenance costs are approximately £1,172 per annum.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 17'9" x 10'2" max (5.4m x 3.1m max)

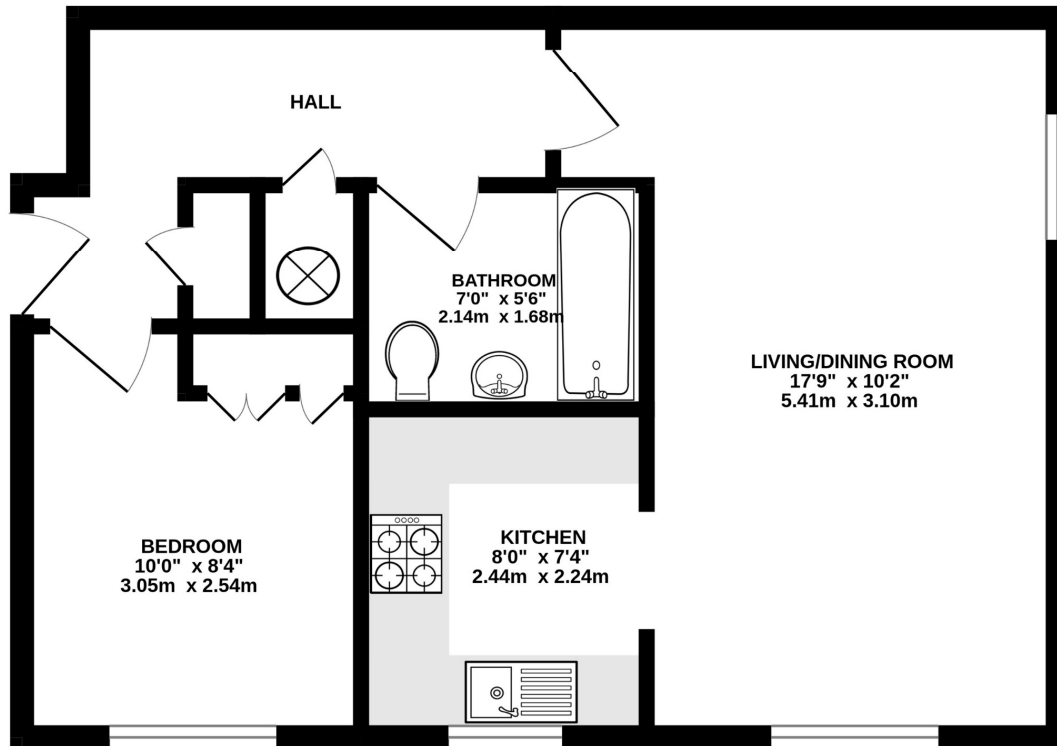
Kitchen - 8' x 7'4" max (2.44m x 2.24m max)

Bedroom - 10' x 8'4" max (3.05m x 2.54m max)

Bathroom - 7' x 5'6" max (2.13m x 1.68m max)

Residents Parking





GROUND FLOOR FLAT

Cotswold Way, Worcester Park KT4 8HD

INTERNAL FLOOR AREA (APPROX.) 460 sq ft/ 42.7 sq m

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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.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	66	
(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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