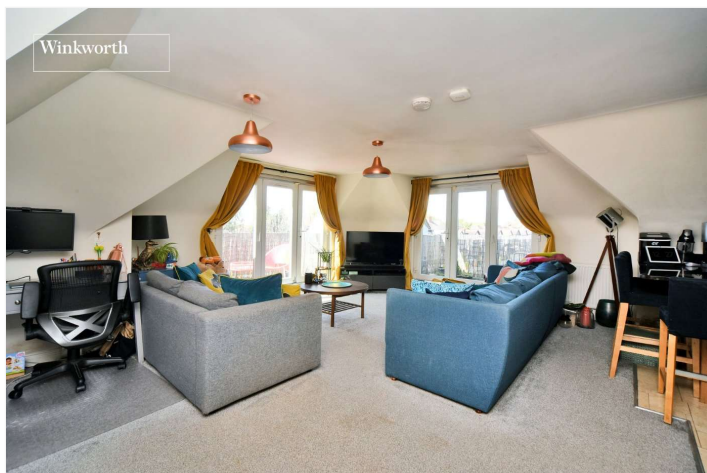


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**COLBORNE WAY, WORCESTER PARK, KT4**  
**£425,000 LEASEHOLD**

**A STUNNING APARTMENT SET OVER APPROX. 945 SQ  
FT AND FEATURING TWO DOUBLE BEDROOMS, TWO  
BATHROOMS AND OFF STREET RESIDENTS PARKING**

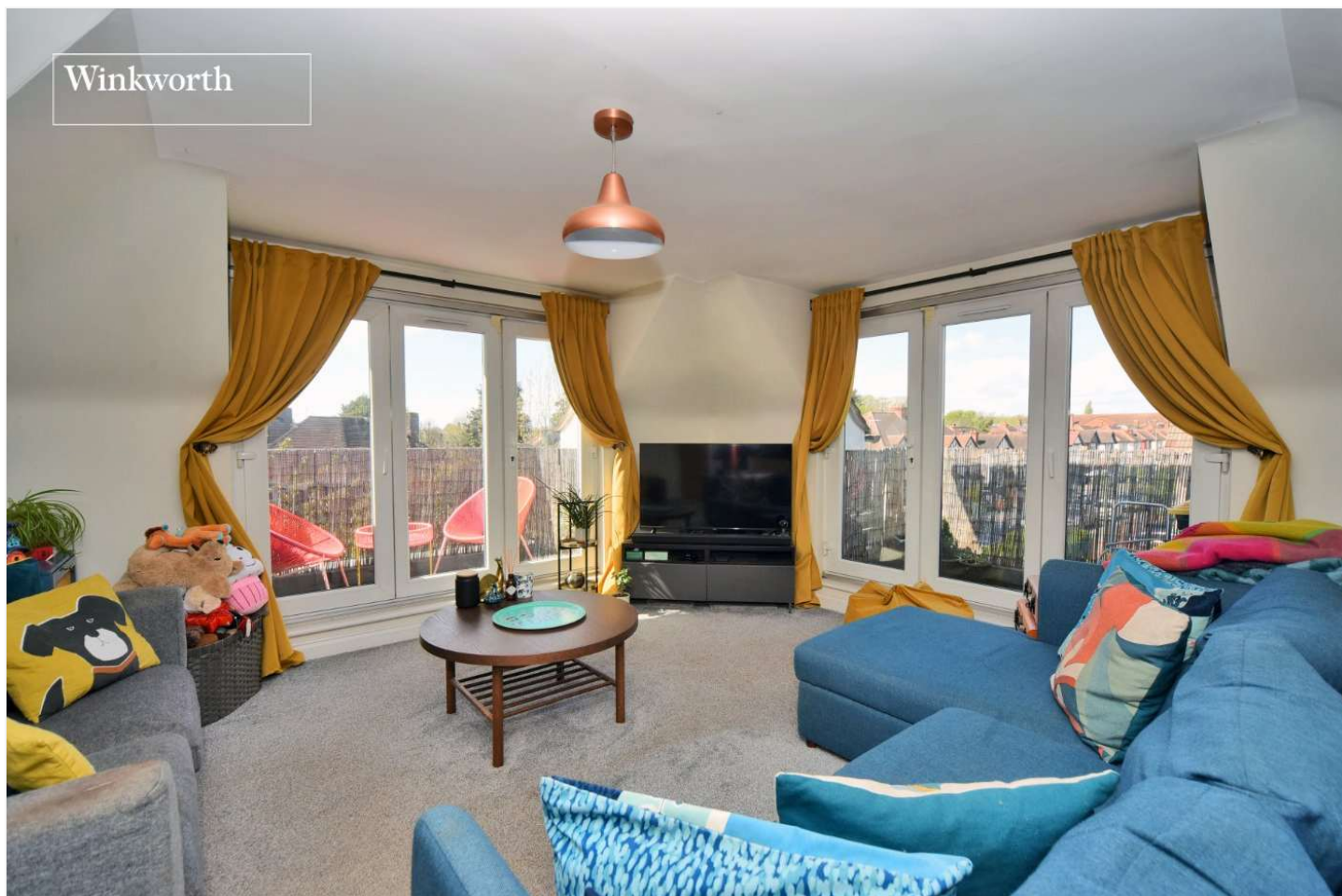
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## AT A GLANCE

- Second Floor
- Two Double Bedrooms
- Two Bathrooms
- Dual Aspect Balconies to Living Room
- Modern Open Plan Kitchen
- Utility Room
- Off Street Parking
- Close to Bus Stops
- Easy Reach of Worcester Park and Cheam
- Worcester Park Zone 4 Station
- Council Tax Band D
- EPC Rating C

## DESCRIPTION

An exceptional two double bedroom apartment set over approx. 945 sq ft on the second floor of this attractive purpose built block. Benefits include two bathrooms, off-street parking, dual aspect balconies to the living room and a location ideal for families and commuters.

The accommodation starts with a long entrance hall giving access to a well-proportioned living/dining room, two double bedrooms, a main family bathroom and useful utility room. The spacious kitchen is open-plan from the living area and has a range of modern wall and base units, integrated appliances and plenty of work and cupboard space. The principle bedroom offers an en-suite shower/WC and both bedrooms have fitted wardrobes.

The apartment block is located on the corner of a tree-lined residential road between Worcester Park and Cheam and benefits from many nearby amenities including well-regarded schools, shops and restaurants, a Zone 4 train station at Worcester Park and various local bus routes towards Cheam Village, Sutton, Kingston and Heathrow. Bus stops at North Cheam also provide services to Ewell and Epsom plus Morden with its Northern Line tube station.

In summary, this is a very well presented, exceptionally spacious apartment with the bonus feature of dual aspect balconies and larger than average room sizes.

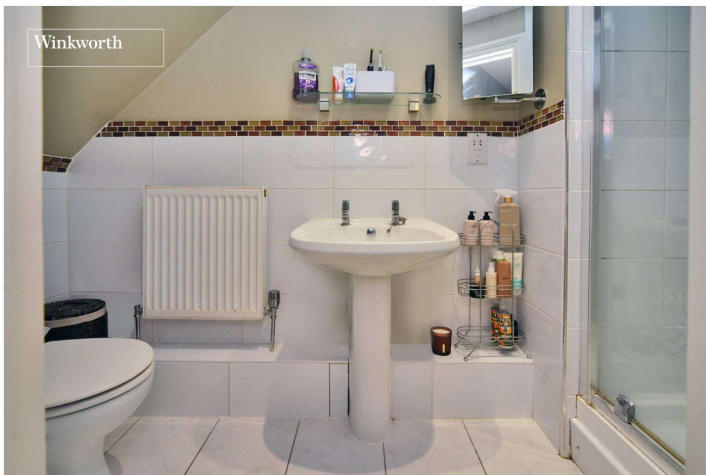
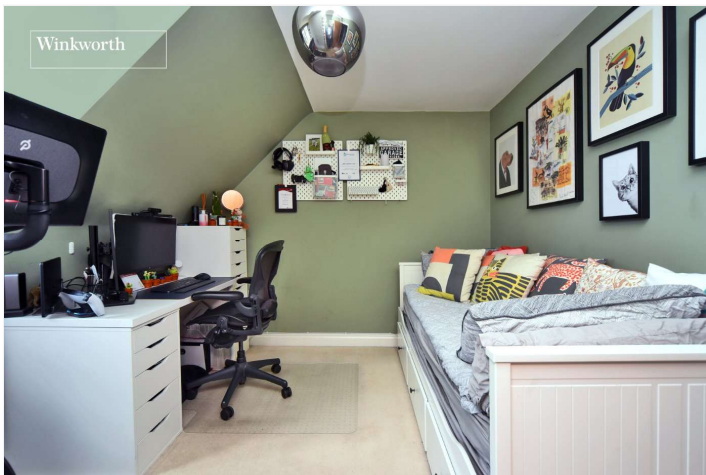
We are informed that:

The lease term was 125 years from 25 December 2007, therefore it has a remaining term of approx. 107 years.

The ground rent is £350 per annum

The service charge is £1,988 per annum and includes buildings insurance.

Please verify this information with your conveyancer.



## ACCOMMODATION

**Entrance Hall**

**Living/Dining Room - 19'8" x 15'7" max (6m x 4.75m max)**

**Kitchen - 13'7" x 10'4" max (4.14m x 3.15m max)**

**Utility Room**

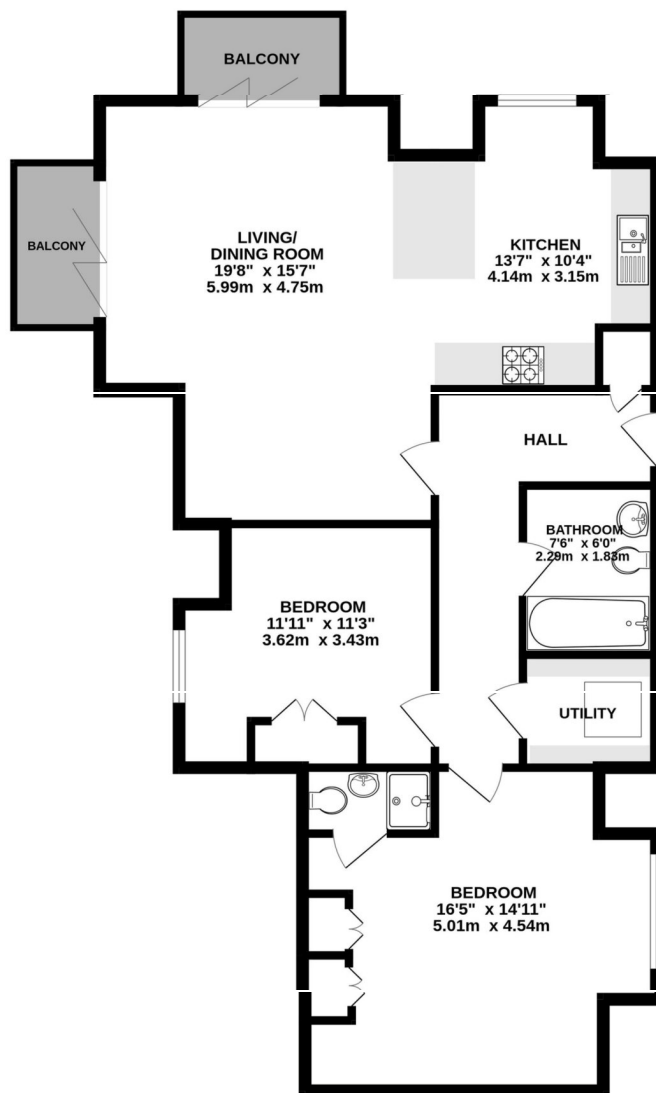
**Bedroom - 16'5" x 14'11" max (5m x 4.55m max)**

**En-Suite Shower Room/WC**

**Bedroom - 11'11" x 11'3" max (3.63m x 3.43m max)**

**Bathroom - 7'6" x 6' max (2.29m x 1.83m max)**





SECOND FLOOR FLAT

**Colborne Way, Worcester Park KT4 78LS**  
**INTERNAL FLOOR AREA (APPROX.) 945 sq ft/ 87.8 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. Made with Metropix © 2025.

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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