



HANDSIDE CLOSE, WORCESTER PARK, KT4
£235,000 LEASEHOLD

**A SPACIOUS ONE BEDROOM FIRST FLOOR
 APARTMENT OFFERING A GARAGE EN-BLOC AND A
 CONVENIENT LOCATION CLOSE TO TRANSPORT**

Winkworth

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winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- First Floor Flat
- One Bedroom
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Modern Bathroom
- Garage En-bloc

DESCRIPTION

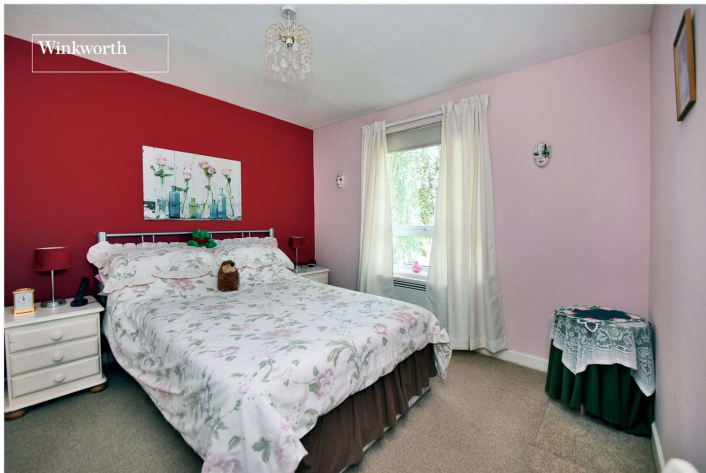
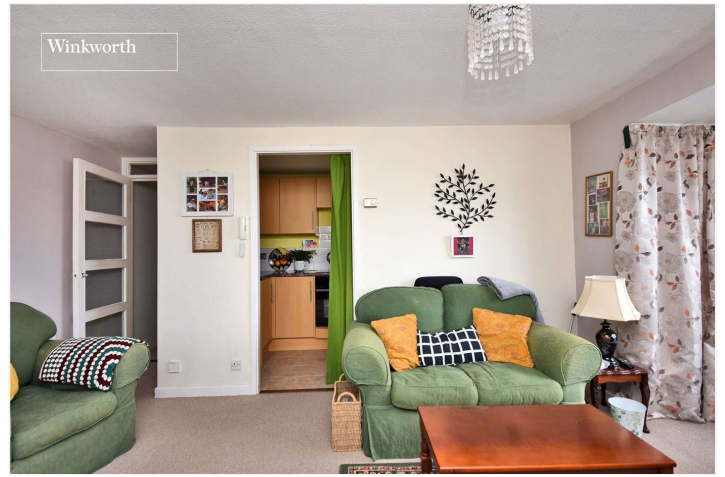
A well-presented one double bedroom first floor apartment featuring well-proportioned accommodation, garage en-bloc and a convenient location within reach of the amenities and transport links of both Worcester Park and North Cheam. Access to the London Underground network at Morden is also just a short bus ride or drive away.

The property opens into an entrance hall, leading through to a spacious dual-aspect sitting/dining room which provides plenty of natural light. The modern fitted kitchen is well equipped with an excellent range of cupboards and generous work surfaces.

The double bedroom benefits from a fitted wardrobe, whilst the bathroom is fitted with a white suite comprising bath, wash hand basin and WC, complemented by an obscure glazed window.

Externally, the property further benefits from a garage en-bloc, providing valuable additional storage and parking.

The vendor confirms that the lease is 945 years with a ground rent payable of £30 pa and a yearly service charge of £1,500. Please ask your conveyancer to verify this information



ACCOMMODATION

Entrance Hall

Living/Dining Room - 17'7" x 14'4" max (5.36m x 4.37m max)

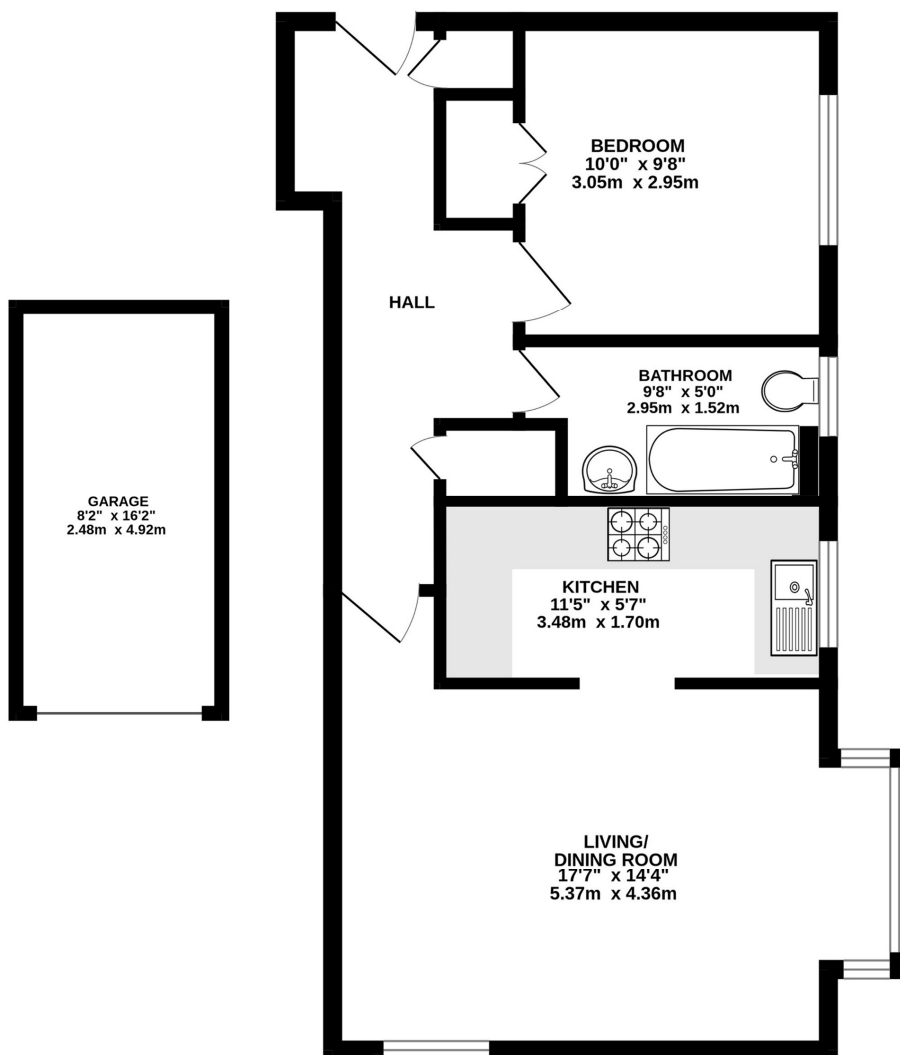
Kitchen - 11'5" x 5'7" max (3.48m x 1.7m max)

Bedroom - 10' x 9'8" max (3.05m x 2.95m max)

Bathroom - 9'8" x 5' max (2.95m x 1.52m max)

Garage - 8'2" x 16'2" max (2.5m x 4.93m max)





FIRST FLOOR FLAT

Handside Close, Worcester Park KT4 8QG

INTERNAL FLOOR AREA (APPROX.) 525 sq ft/ 48.7 sq m

EXCLUDING GARAGE

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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 © 2021.

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