



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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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

EPC RATING D

DESCRIPTION

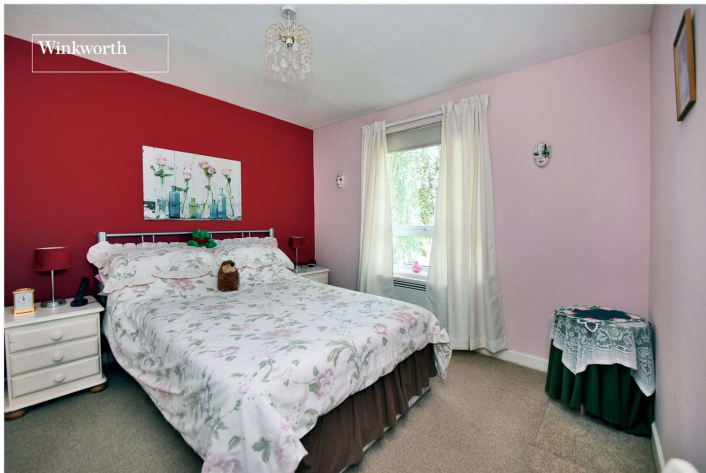
A well-presented one double bedroom first floor apartment featuring well-proportioned accommodation, garage en-bloc and a convenient location within reach of the amenities and transport links of both Worcester Park and North Cheam. Access to the London Underground network at Morden is also just a short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

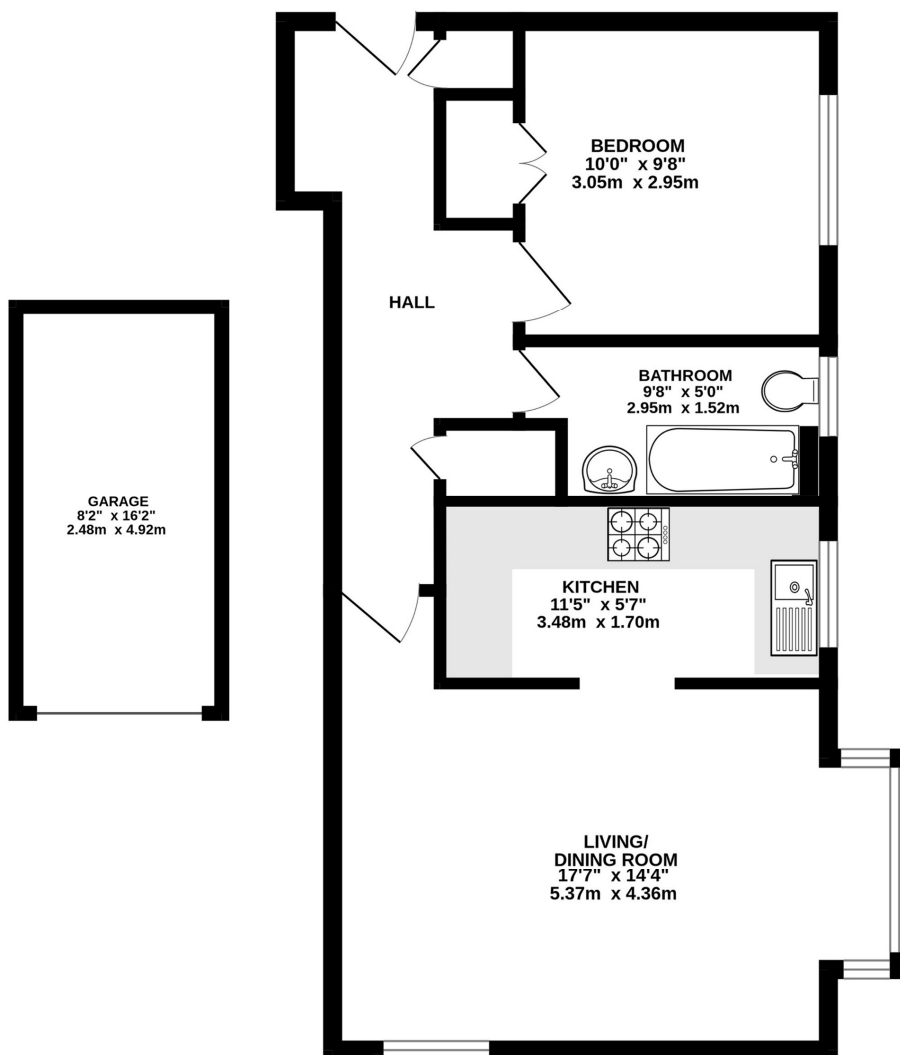
Kitchen - 11'5" x 5'7" max (3.48m x 1.7m max)

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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