



## PERCY GARDENS, WORCESTER PARK, KT4

**£227,500 LEASEHOLD**

**A WELL PRESENTED ONE BEDROOM GROUND FLOOR  
APARTMENT SET WITHIN A POPULAR DEVELOPMENT  
SITUATED CLOSE TO MALDEN MANOR TRAIN STATION**

**Winkworth**

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See things differently



## AT A GLANCE

- Ground Floor Apartment
- Resident's Parking
- 1 Bedroom
- Dual Aspect Living/Dining Room
- Separate Kitchen
- Family Bathroom
- Well-Kept Shared Gardens
- Close to Malden Manor Train Station
- Easy Reach of Worcester Park High Street
- Council Tax Band C
- EPC Rating D

## DESCRIPTION

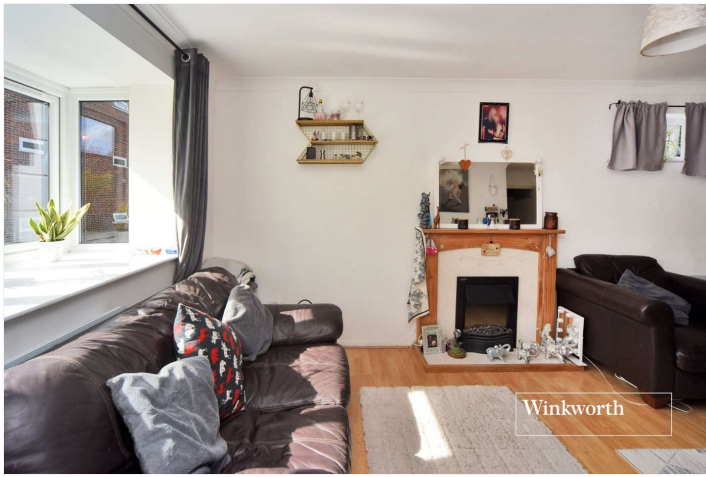
A fantastic opportunity for first time buyers or investors, looking for a one-bedroom apartment situated in a popular development within close proximity to Malden Manor train station and convenient local amenities.

The property comprises a spacious dual aspect living room with large bay window providing lots of natural light, a double bedroom with fitted wardrobes, a kitchen, family bathroom and storage cupboards. Other benefits include a secure entry phone system, resident's parking and well-kept shared gardens.

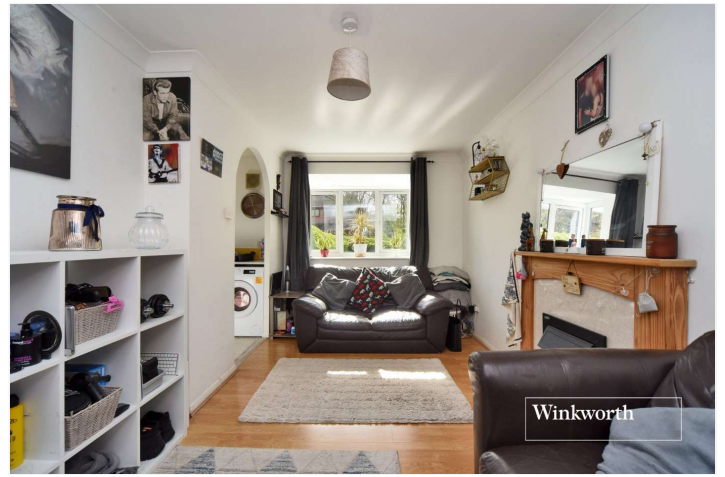
The local area is ideal for those seeking fast transport links, commuters will have the choice of Malden Manor station, Worcester Park station and Tolworth station. Worcester Park high street is within easy reach and offers a variety of shops, bars, restaurants and bus routes to surrounding areas. A choice of parkland is nearby such as Knollmead park and Manor Park.

The vendor has provided the following information, please verify/check with your conveyancer:

The service and maintenance charges per annum are £2131.22 approx. and includes a reserve fund contribution. The ground rent payable per annum is £180, paid in two instalments. The lease has approximately 92 years remaining.



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## ACCOMMODATION

### Entrance Hall

**Living/Dining Room** - 16'2" x 11'11" max (4.93m x 3.63m max)

**Kitchen** - 6'11" x 6'2" max (2.1m x 1.88m max)

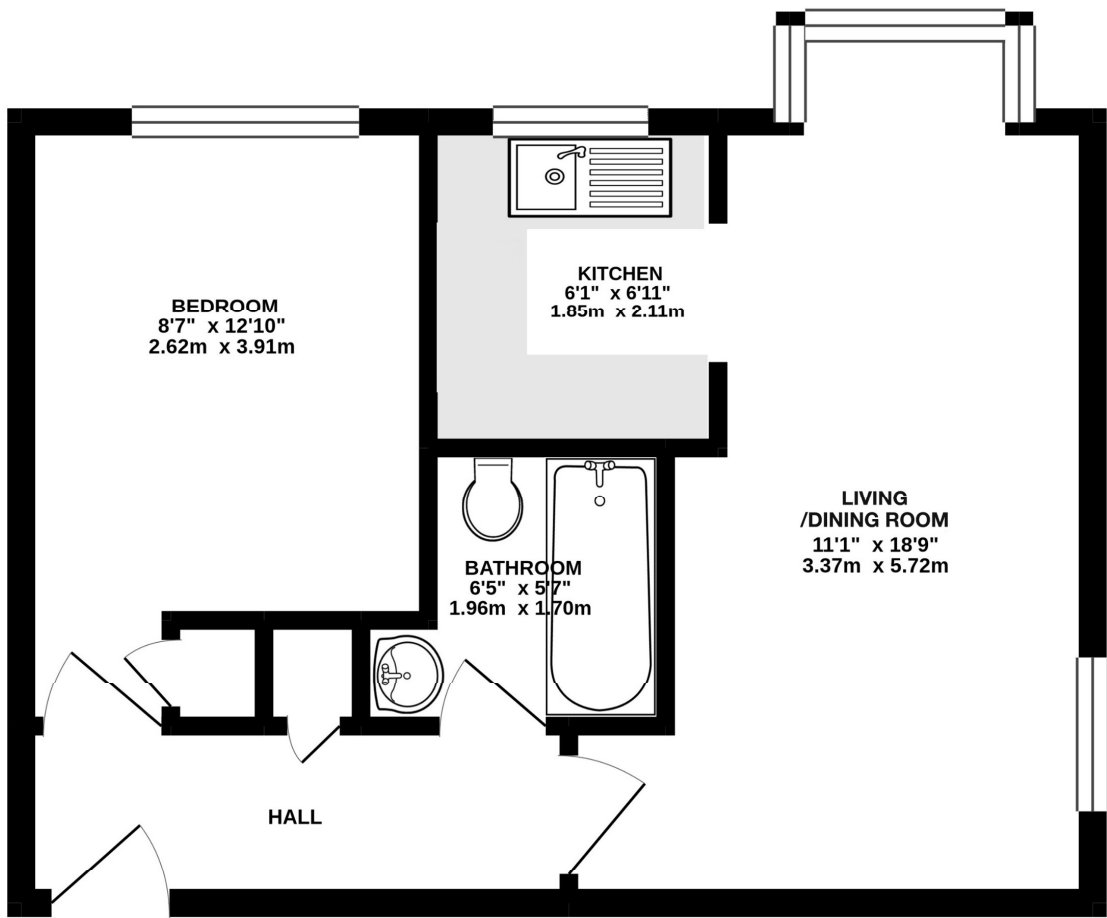
**Bedroom** - 12'9" x 8'6" max (3.89m x 2.6m max)

**Bathroom** - 6'4" x 5'10" max (1.93m x 1.78m max)



Garnet House, Percy Gardens, Worcester Park KT4 7SA

INTERNAL FLOOR AREA (APPROX.) 402 sq ft/ 37.34 sq m



GROUND FLOOR FLAT



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

