



## ARDROSSAN GARDENS, WORCESTER PARK, SURREY, KT4 £1,600 PER MONTH

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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

*winkworth.co.uk*

**Winkworth**

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## AT A GLANCE

- 2 Bedrooms
- Entrance Hall
- Living/Dining Room
- Kitchen
- Bathroom
- Garden approx. 40ft
- Council Tax Band C

## DESCRIPTION

This stunning ground floor maisonette, with private rear garden, has recently been refurbished throughout to a very high standard and offers a convenient location, within easy reach of both Worcester Park town centre and Stoneleigh Broadway, both of which offer a variety of shops, restaurants and amenities, including transport links and mainline rail stations.

Features include a wonderful, open plan kitchen/living area, with a door from the kitchen opening onto a lovely, private courtyard garden. The property also benefits from two double bedrooms and a luxury bathroom.

Available immediately.

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>	70	76
(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	