



**COLBORNE WAY, WORCESTER PARK, KT4**  
**£275,000 LEASEHOLD**

**A CONTEMPORARY ONE BEDROOM APARTMENT  
 WITH PRIVATE BALCONY SITUATED CLOSE TO  
 WORCESTER PARK HIGH STREET AND TRAIN STATION**

**Winkworth**

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## AT A GLANCE

- Spacious Apartment
- Private Balcony
- One Bedroom
- Entrance Hall with Large Store Cupboard
- Open-Plan Living Room/Kitchen
- Dining Area
- Bathroom
- Well-Kept Shared Gardens
- Allocated Resident's Parking
- Council Tax Band B
- EPC Rating B

## DESCRIPTION

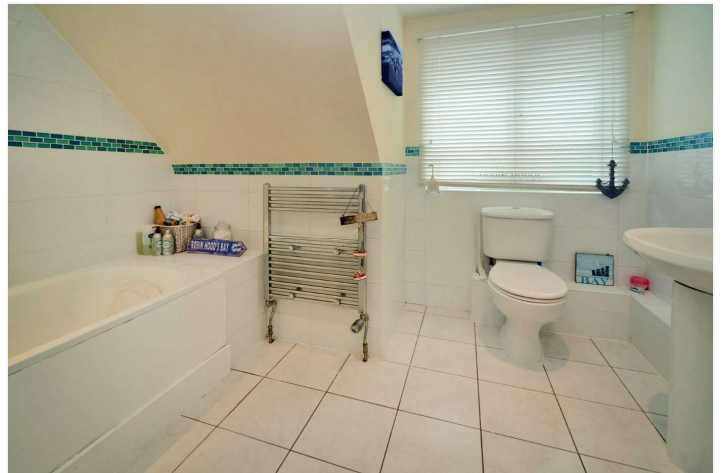
Built in 2007, this spacious apartment features a private balcony and allocated residents parking, and is ideally set in a contemporary block, close to a variety of transport links, North Cheam and Worcester Park high street.

The accommodation comprises a spacious entrance hall with storage, a good sized open-plan kitchen, living room, dining area with access to the private balcony, a well-proportioned bedroom and a family bathroom.

Other benefits include, well-kept shared gardens, a secure entry phone system via gated entrance and allocated resident's parking.

Locally, the apartment block is situated on the corner of a tree-lined residential road between Worcester Park and Cheam and benefits from many nearby amenities including 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.





## ACCOMMODATION

Entrance Hall

Large Store Cupboard

Living Room/Kitchen - 17'7" x 13' max (5.36m x 3.96m max)

Balcony

Dining Area - 9'1" x 6'1" max (2.77m x 1.85m max)

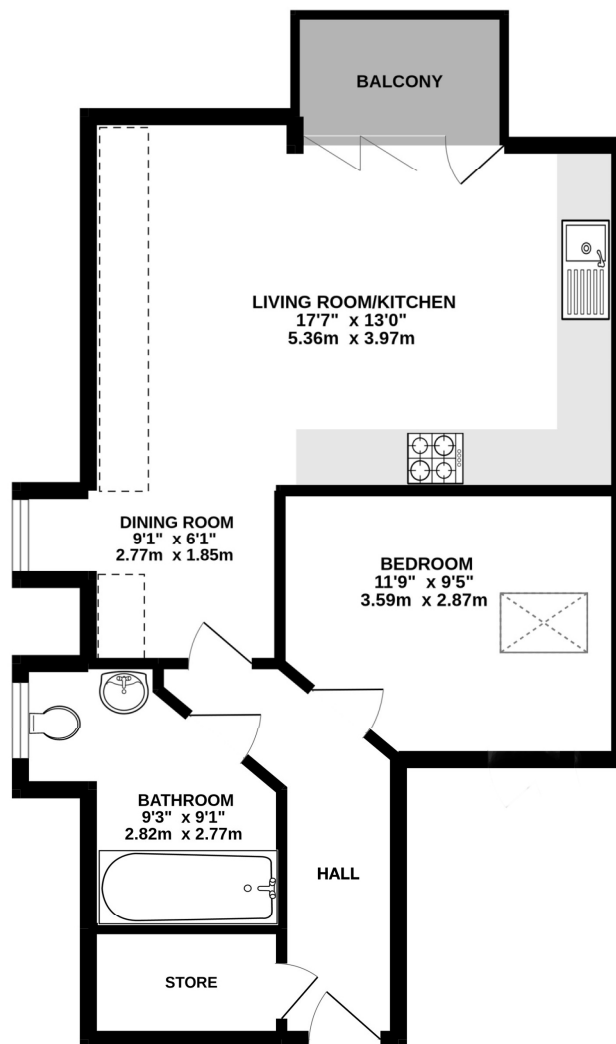
Bedroom - 11'9" x 9'5" max (3.58m x 2.87m max)

Bathroom - 9'3" x 9'1" max (2.82m x 2.77m max)



## Kings Court, Colborne Way, Worcester Park KT4 8LS

INTERNAL FLOOR AREA (APPROX.) 538 sq ft/ 50.0 sq m



SECOND FLOOR FLAT

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(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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