



ROYAL AVENUE, WORCESTER PARK, SURREY, KT4
£385,000 LEASEHOLD

**A SPACIOUS TWO DOUBLE BEDROOM APARTMENT
 FEATURING A MODERN KITCHEN AND BATHROOM,
 BALCONY TO THE LIVING ROOM AND GARAGE EN-BLOC**

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AT A GLANCE

- First Floor
- No Onward Chain
- Two Double Bedrooms
- Living/Dining Room with Balcony
- Fitted Kitchen
- Bath/Shower Room
- Garage en-bloc
- Worcester Park Zone 4 Station
- Easy Reach of Worcester Park Town Centre
- Well-regarded Local Schools
- Council Tax Band D
- EPC Rating C

DESCRIPTION

A well presented two double bedroom first floor apartment set in one of Worcester Park's most sought after residential roads within easy reach of Worcester Park Zone 4 train station.

The property offers spacious accommodation comprising two double bedrooms, a good sized lounge/dining room with door opening onto a balcony, a large modern fitted kitchen and a luxury bathroom with bath and separate shower.

Externally, there are shared gardens and the apartment benefits from a garage en-bloc.

Worcester Park town centre is close by and offers a wide choice of shops, bars, restaurants and transport links including bus routes towards Cheam and Sutton, Kingston-upon-Thames and Heathrow.

Leasehold information: the lease has approximately 130 left to run. The ground rent is £87.50 per annum.

The service charge is £1,931 per annum (including insurance).

Please verify the above leasehold information with your conveyancer.



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ACCOMMODATION

Entrance Hall

Living/Dining Room - 17'5" x 13'1" max (5.3m x 4m max)

Balcony

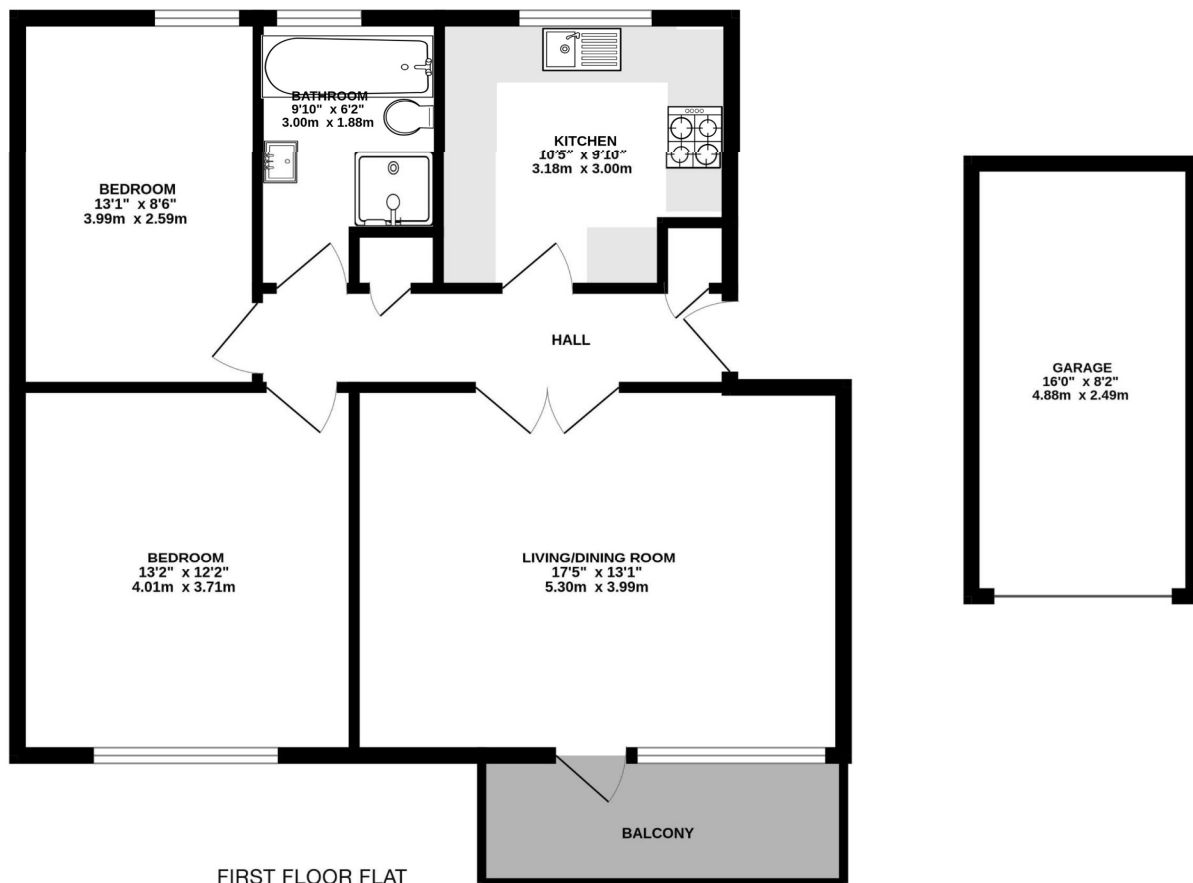
Kitchen - 10'5" x 9'10" max (3.18m x 3m max)

Bedroom - 13'2" x 12'2" max (4.01m x 3.7m max)

Bedroom - 13'1" x 8'6" max (4m x 2.6m max)

Bathroom - 9'10" x 6'2" max (3m x 1.88m max)

Garage en-bloc - 16' x 8'2" max (4.88m x 2.5m max)



Royal Avenue, Worcester Park KT4 7JF
 INTERNAL FLOOR AREA (APPROX.) 725 sq ft/ 67.4 sq m
 Excluding Garage

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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