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**COLBORNE WAY, WORCESTER PARK, KT4**

**£325,000 LEASEHOLD**

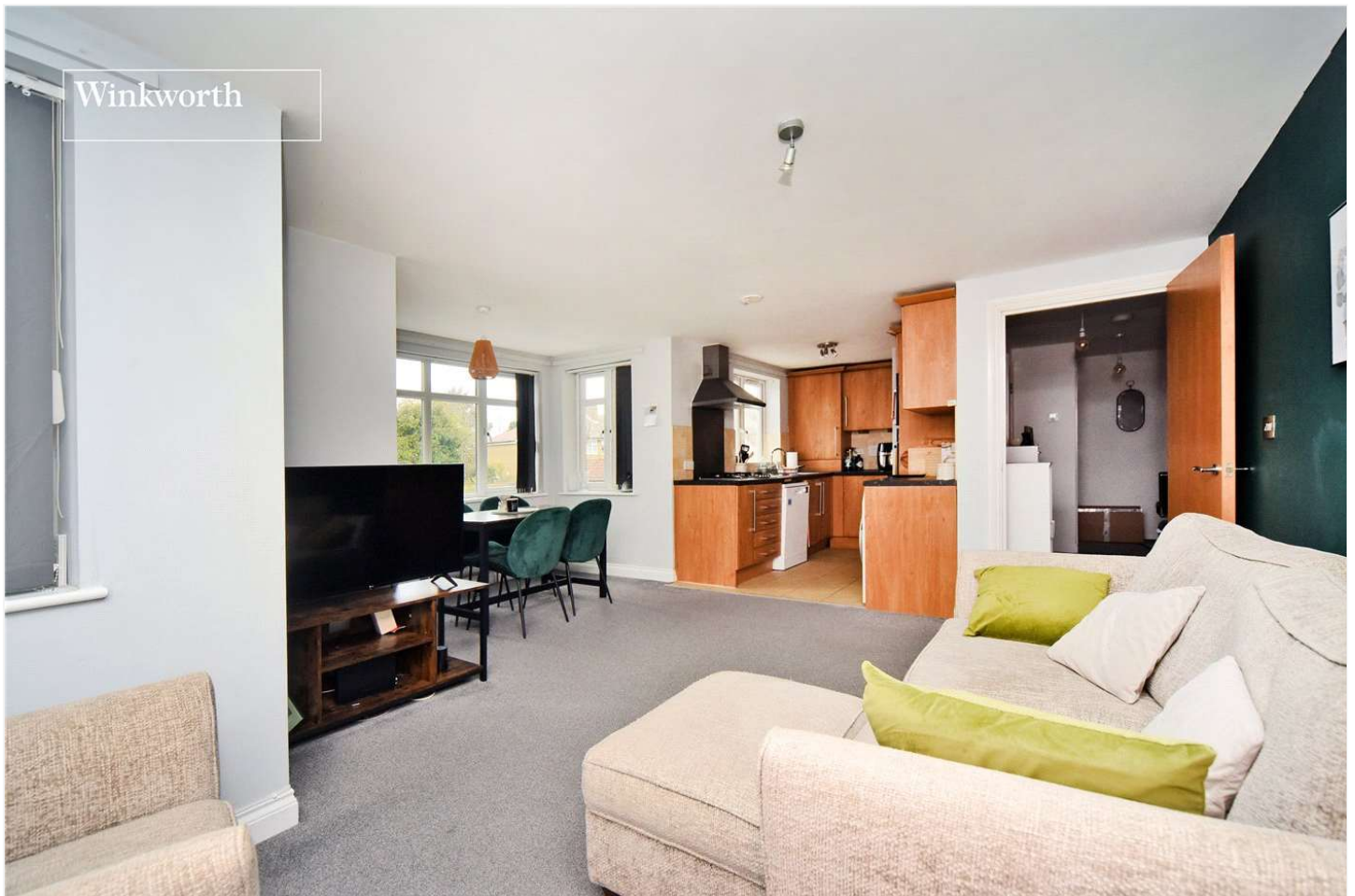
**A LOVELY FIRST FLOOR APARTMENT FEATURING TWO  
DOUBLE BEDROOMS, TWO BATHROOMS AND OFF-STREET  
RESIDENTS PARKING**

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## AT A GLANCE

- First Floor Spacious Apartment
- Two Double Bedrooms
- Open-Plan Living/Dining Room
- Private Balcony
- Modern Fitted Kitchen
- Family Bathroom
- En-Suite Shower Room
- Resident's Allocated Parking
- Close to Bus Services
- One Mile from Zone 4 Station

## DESCRIPTION

This very well-presented apartment is located on the first floor of this attractive purpose-built block constructed in 2007 and features allocated resident's parking, a private balcony and two double bedrooms.

Situated on the corner of a tree-lined residential road between Worcester Park and Cheam, the property is ideal for families and commuters, and benefits from many nearby amenities including well-regarded schools, 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.

The accommodation comprises a good-sized entrance hall with a storage cupboard, a modern fitted kitchen, a spacious living room with plenty of space for dining table and chairs, a private balcony, two double bedrooms, a main family bathroom and an en-suite shower room.

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

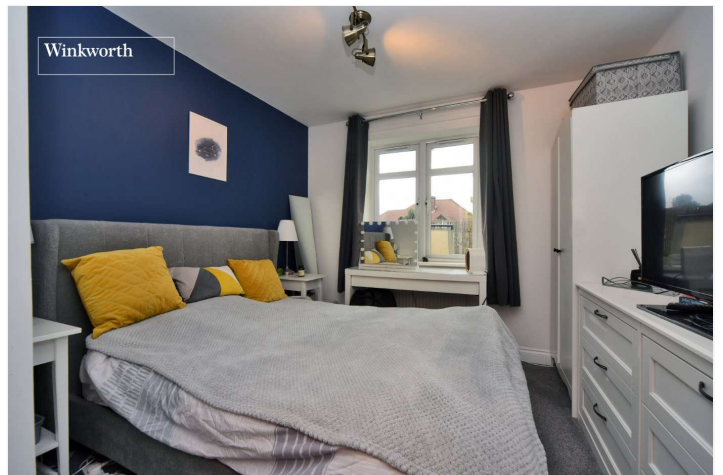
No onward chain.

We are informed that:

The lease term was 125 years from 25 December 2007, therefore it has a remaining term of approx. 107 years. The ground rent is £350 per annum. The service charge is £1,988 per annum and includes buildings insurance. Please verify this information with your conveyancer.



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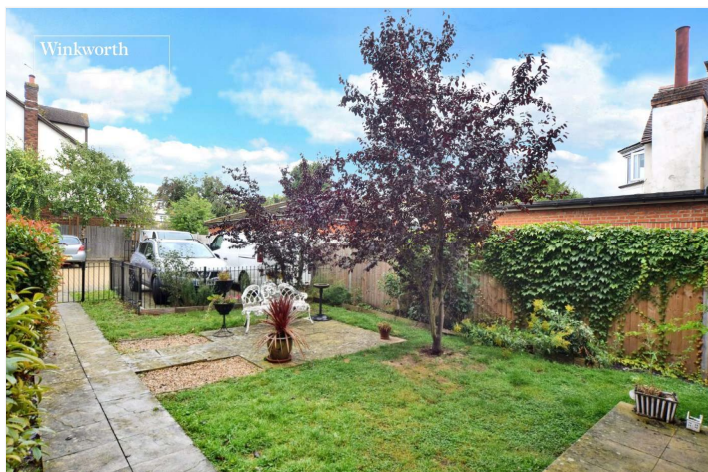
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## ACCOMMODATION

### Entrance Hall

**Living/Dining Room** - 16'5" x 15'9" max (5m x 4.8m max)

### Balcony

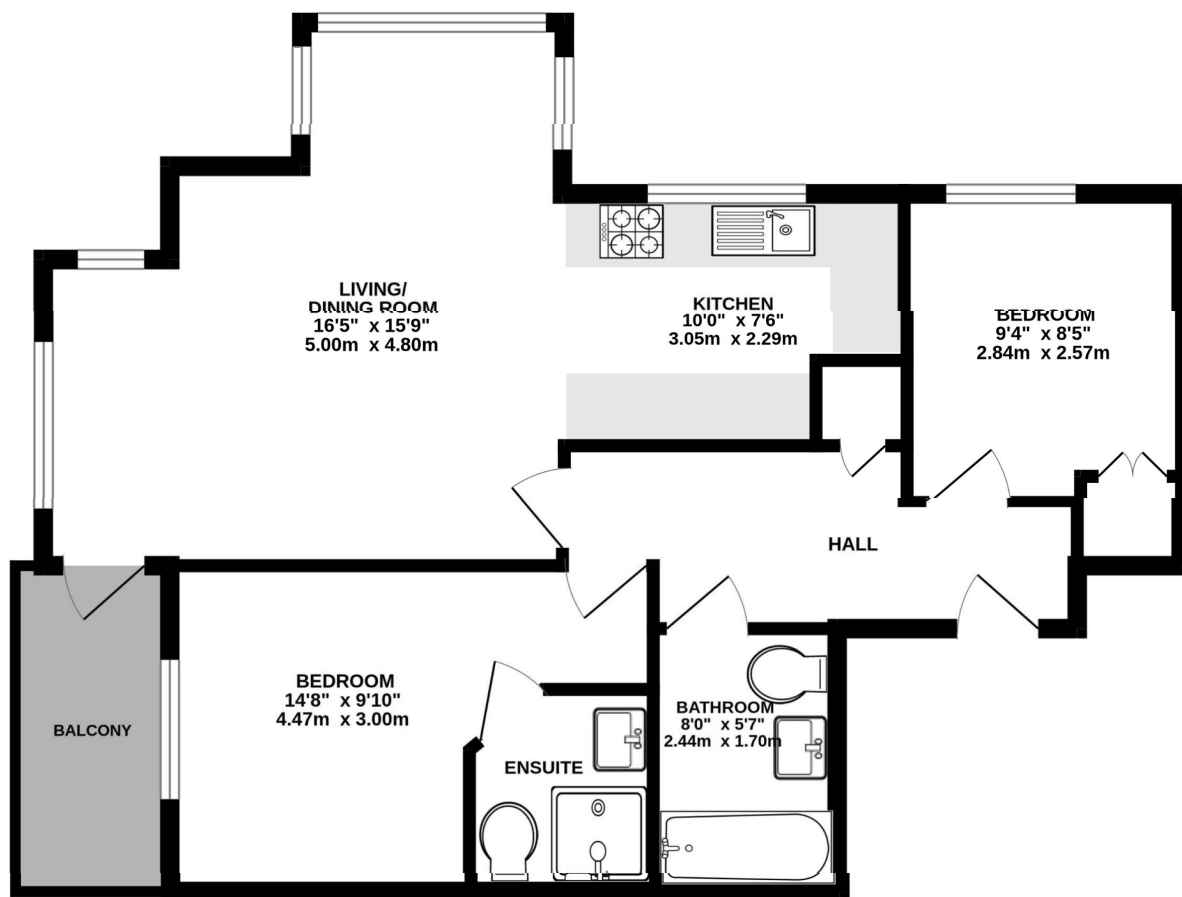
**Kitchen** - 10' x 7'6" max (3.05m x 2.29m max)

**Bedroom with En-Suite** - 14'8" x 9'10" max (4.47m x 3m max)

**Bedroom** - 9'4" x 8'5" max (2.84m x 2.57m max)

**Bathroom** - 8' x 5'7" max (2.44m x 1.7m max)

### Resident's Parking



FIRST FLOOR FLAT

**Colborne Way, Worcester Park KT4 78LS**  
INTERNAL FLOOR AREA (APPROX.) 650 sq ft/ 60.4 sq m

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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. Made with Metropix © 2025.

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+	<b>A</b>		
81-91	<b>B</b>	81 B	81 B
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>		

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