



COTSWOLD WAY, WORCESTER PARK, KT4
£260,000 LEASEHOLD

A WELL PRESENTED GROUND FLOOR ONE BEDROOM APARTMENT SITUATED IN A POPULAR DEVELOPMENT CLOSE TO GOOD TRANSPORT LINKS



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

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AT A GLANCE

- No Onward Chain
- Rental Opportunity
- 1 Double Bedroom
- Entrance Hall with Storage Cupboards
- Spacious Living/Dining Room
- Separate Kitchen
- Bathroom
- Communal Gardens
- Allocated Parking Space
- Local Bus Routes towards Morden
- Council Tax Band C
- EPC Rating C

DESCRIPTION

A well presented, one double bedroom, ground floor apartment, situated in a popular development close to both Worcester Park and North Cheam. Commuters will have the choice of Worcester Park train station or a short bus journey to Morden Underground station, both providing fast and frequent access into Central London.

The apartment consists of a good-sized reception room, a modern fitted kitchen, bathroom, storage cupboards and a double bedroom with fitted wardrobe.

Externally, there is an allocated resident's parking space, visitors parking and well-kept communal gardens.

No onward chain.

Lease and related information:

The vendor has provided the following information:

- A 125-year lease was granted in July 1991 meaning it has approximately 93 years remaining.
- Service and maintenance costs are approximately £1206.02 per annum.
- The ground rent costs are approximately £348 per annum.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

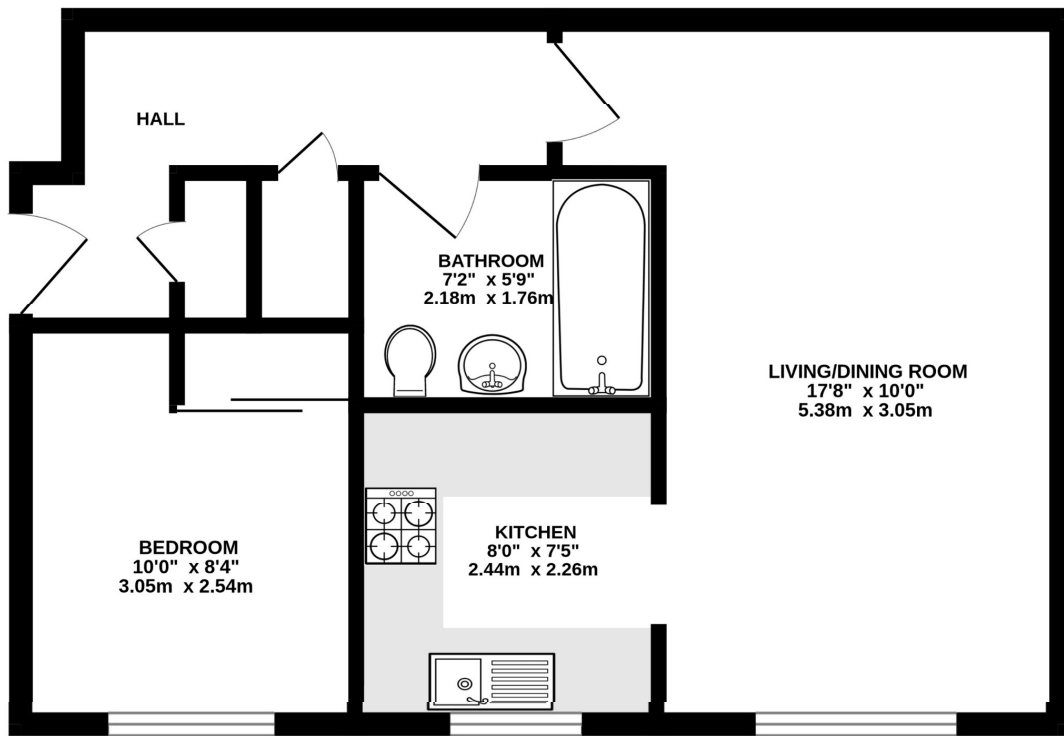
Living/Dining Room - 17'8" x 10' max (5.38m x 3.05m max)

Kitchen - 8' x 7'5" max (2.44m x 2.26m max)

Bedroom - 10' x 8'4" max (3.05m x 2.54m max)

Bathroom - 7'2" x 5'9" max (2.18m x 1.75m max)





GROUND FLOOR FLAT

Cotswold Way, Worcester Park KT4 8HB

INTERNAL FLOOR AREA (APPROX.) 460 sq ft/ 42.7 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.
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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+)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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