



**PERCY GARDENS, WORCESTER PARK, KT4**  
**£245,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT WITH RESIDENT'S PARKING LOCATED CLOSE TO MALDEN MANOR STATION**



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## AT A GLANCE

- First Floor Flat
- 1 Double Bedroom
- Entrance Hall
- Living/Dining Room
- Modern Fitted Kitchen
- Bathroom
- Large Fitted Wardrobes
- Communal Gardens
- Residents Parking
- Easy Reach of Zone 4 Station
- Council Tax Band C
- EPC Rating C

## DESCRIPTION

A beautifully presented and spacious one bedroom, first floor apartment benefitting from a popular location, just a short distance from Malden Manor train station and within easy reach of Worcester Park town centre with its many shops, bars, restaurants, and amenities.

Numerous well-regarded schools are close by including Malden Manor Primary and Nursery School, Malden Parochial CofE Primary School and Richard Challoner School.

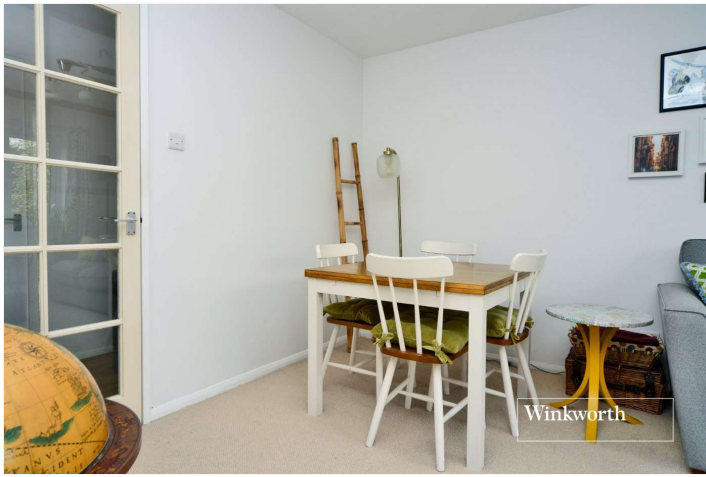
The property was renovated a few years ago to include new double glazing, new flooring, kitchen, bathroom and decoration throughout. The accommodation comprises a good-sized bedroom with built-in wardrobes, a spacious living room with space for dining table and chairs, a modern fitted kitchen, family bathroom and storage cupboards.

Outside, the property benefits from well-maintained communal gardens and resident's parking.

Lease and related information:

The vendor has provided the following information:

- A 125 year lease was granted in 1992, meaning it has approximately 93 years remaining.
- The service charge is approx. £2121.84, per annum and the ground rent approx. £180 per annum, payable every 6 months.
- These points should all be checked and verified by your conveyancer/solicitor.



## ACCOMMODATION

Entrance Hall

Living/Dining Room - 14'5" x 10'3" max (4.4m x 3.12m max)

Kitchen - 11' x 6'10" max (3.35m x 2.08m max)

Bedroom - 12'6" x 10'8" max (3.8m x 3.25m max)

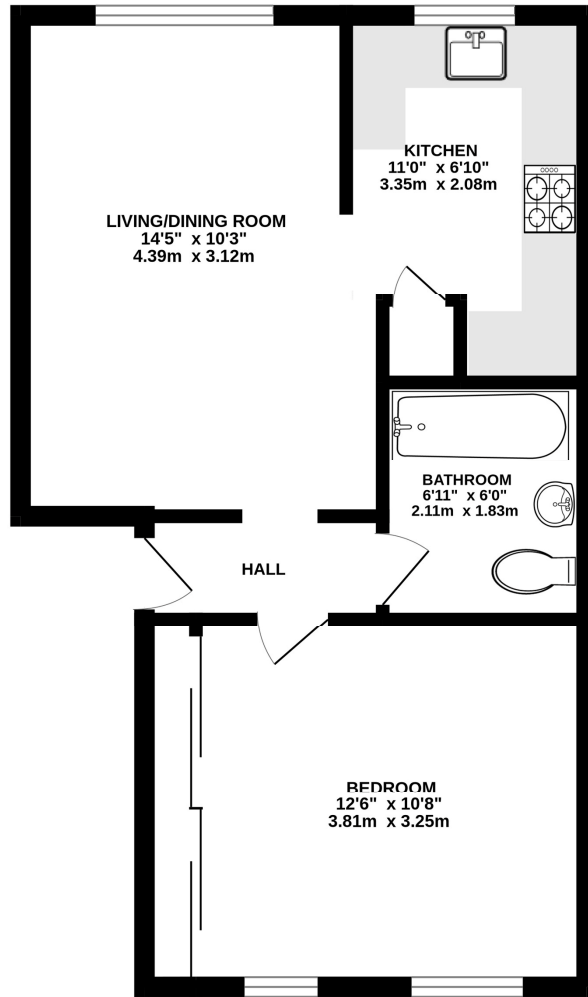
Bathroom - 6'11" x 6' max (2.1m x 1.83m max)

Residents Parking

Communal Gardens



Percy Gardens, Worcester Park KT4 7SA  
 INTERNAL FLOOR AREA (APPROX.) 410 sq ft/ 38.0 sq m



FIRST FLOOR FLAT

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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 © 2024.

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>		<b>85</b>
(69-80)	<b>C</b>	<b>74</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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