



THE AVENUE, WORCESTER PARK, SURREY, KT4
£250,000 LEASEHOLD

A VERY WELL-PRESENTED ONE BEDROOM APARTMENT SET IN A DESIRABLE DEVELOPMENT JUST MOMENTS FROM WORCESTER PARK TRAIN STATION AND HIGH STREET



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AT A GLANCE

- 1 Bedroom Apartment
- Very Well-Presented
- Close To Worcester Park Train Station
- Open Plan Living Room/Kitchen
- Shower Room
- Well-Kept Communal Gardens
- Storage
- Council Tax Band B
- EPC Rating C

DESCRIPTION

Situated in a desirable development of only 9 apartments, this very well-presented one bedroom flat is ideal for first-time buyers or investors and benefits from low maintenance charges and a location just moments from Worcester Park Zone 4 train station.

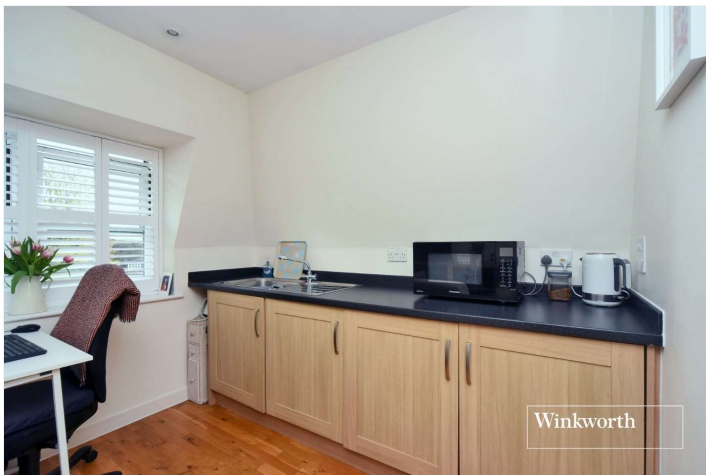
The local high street provides a range of amenities including shops, bars, restaurants and bus routes to surrounding areas such as Kingston, Sutton, and Heathrow.

The accommodation comprises a spacious open-plan living room and kitchen, a bedroom with Velux style windows and built in wardrobes and a modern fitted shower room. The communal gardens are well-maintained and include a useful storage shed.

Lease and related information:

The vendor has provided the following information:

- A 125 year lease was granted in 2007, meaning it has approximately 107 years remaining.
- Service and maintenance costs are approximately £475 per annum and include buildings insurance.
- Ground rent costs are approximately £75 per annum.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

Living Room/Kitchen - 14'6" x 11'1" Max (4.42m x 3.38m Max)

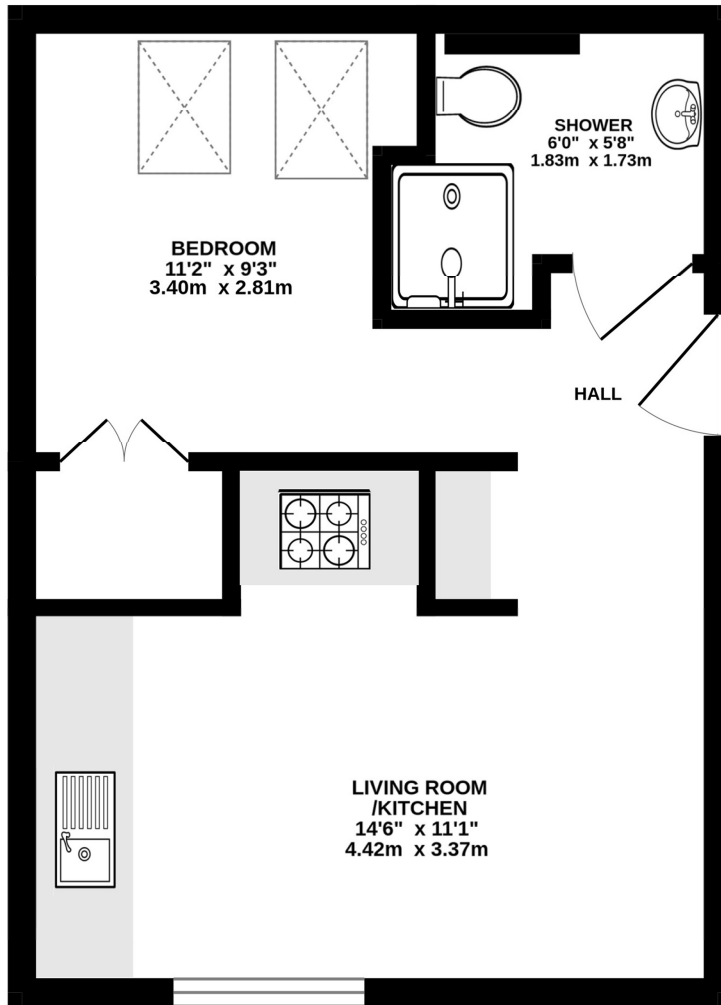
Bedroom - 11'2" x 9'3" Max (3.4m x 2.82m Max)

Shower Room - 6' x 5'8" Max (1.83m x 1.73m Max)

Storage Cupboards



The Avenue, Worcester Park KT4 7EW
 INTERNAL FLOOR AREA (APPROX.) 306 sq ft/ 28.5 sq m



THIRD FLOOR FLAT



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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 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 | |

