



**PERCY GARDENS, WORCESTER PARK, KT4**  
**£325,000 LEASEHOLD**

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



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





## AT A GLANCE

- No Onward Chain
- First Floor
- 2 Bedrooms
- Living/Dining Room
- Kitchen
- Bathroom
- Residents Parking
- Close to Malden Manor Station
- Council Tax Band D
- EPC Rating C

## DESCRIPTION

This beautifully presented first floor, two double bedroom apartment benefits 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 is well presented throughout and features a spacious living room and dining room, a modern fitted kitchen, two double bedrooms, plenty of storage space and the family bathroom.

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

No Onward Chain.

Lease and related information:

The vendor has provided the following information:

- A 125 year lease was granted in 1992, meaning it has approximately 92 years remaining.
- The service charge is approx. £1600 per annum and the ground rent approx. £200 per annum.
- These points should all be checked and verified by your conveyancer/solicitor.





Winkworth



Winkworth



Winkworth



Winkworth



Winkworth

## ACCOMMODATION

**Entrance Hall**

**Living Room - 14'7" x 11'9" max (4.45m x 3.58m max)**

**Dining Area - 8'3" x 6'3" max (2.51m x 1.9m max)**

**Kitchen - 8'3" x 7'3" max (2.51m x 2.2m max)**

**Bedroom - 12'7" x 10'4" max (3.84m x 3.15m max)**

**Bedroom - 11'3" x 10'2" max (3.43m x 3.1m max)**

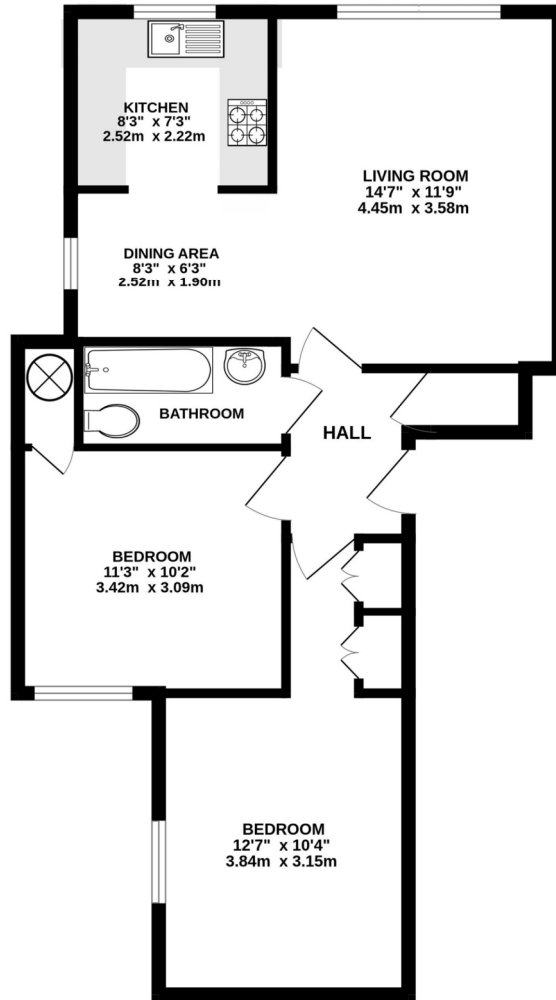
**Bathroom**



Winkworth

# Opal House, Percy Gardens, Worcester Park KT4 7SD

INTERNAL FLOOR AREA (APPROX.) 660 sq ft/ 61.3 sq m



FIRST FLOOR FLAT

**Winkworth**

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>		
(69-80)	<b>C</b>	69	73
(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	

**Winkworth**