

17 Lancaster Way, Worcester Park KT4

£350,000

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Presented to the market in immaculate condition this two double bedroom apartment sits within the highly desirable and prestigious Hamptons development. The property is located on the ground floor of a purpose-built block. Upon entering the property there is a spacious hallway with plenty of built-in storage. Good size lounge which is neutrally decorated to a very high standard. Modern fitted kitchen with appliances. The large master bedroom has built in storage, further 2nd bedroom. There is also a modern family bathroom with shower over bath. Set within 30 acres of landscaped grounds, the area provides a modern and secure lifestyle and a fantastic community feel, with the children's play area, a communal hall that can be reserved for parties and the Mayflower Park which includes a grass amphitheatre for performances. For the commuter, the A3 is a mere 5 minute drive away providing direct links to Central London. Worcester Park railway station is a 10 minute walk and offers a convenient route to Waterloo in only 25 minutes. There is also the added bonus of having the M25 just a 20 min drive away, which opens the door to travel throughout the UK.

Private Development

Two Bedrooms

Off Street Parking

Ground Floor Apartment

Modern Fitted Kitchen and Bathroom /W.C

17 Lancaster Way, Worcester Park KT4

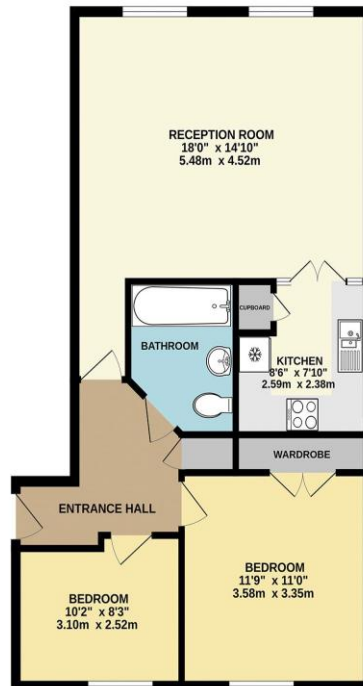
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GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other facts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The materials, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure:

Council Tax: D

Local Authority:

EPC Rating: C

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.