

# Sherbrooke Way, Worcester Park, KT4

£290,000 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are proud to present to the market this beautifully presented one double bedroom flat situated within the highly desirable and prestigious Hamptons development. The property is located on the ground floor of this purpose-built block and as such benefits from direct access on to outdoor space. Upon entering the property there is a spacious hallway with built in storage. A spacious dual aspect open plan kitchen/living room which is neutrally decorated and has space for a dining table, along with modern integrated appliances which include a washer/dryer, integrated dishwasher and fridge freezer. There is a spacious master bedroom and a modern family bathroom with shower over bath. The property further benefits from one allocated parking space and secure bike storage.

**Ground Floor Apartment**

**Prestigious Hamptons Development**

**One Double Bedroom**

**Dual Aspect Sitting Room**

**Modern Fitted Kitchen**

**Modern Family Bath/Shower Room**

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## Drummond Court, KT4

Approximate Gross Internal Area = 50.0 sq m / 538 sq ft

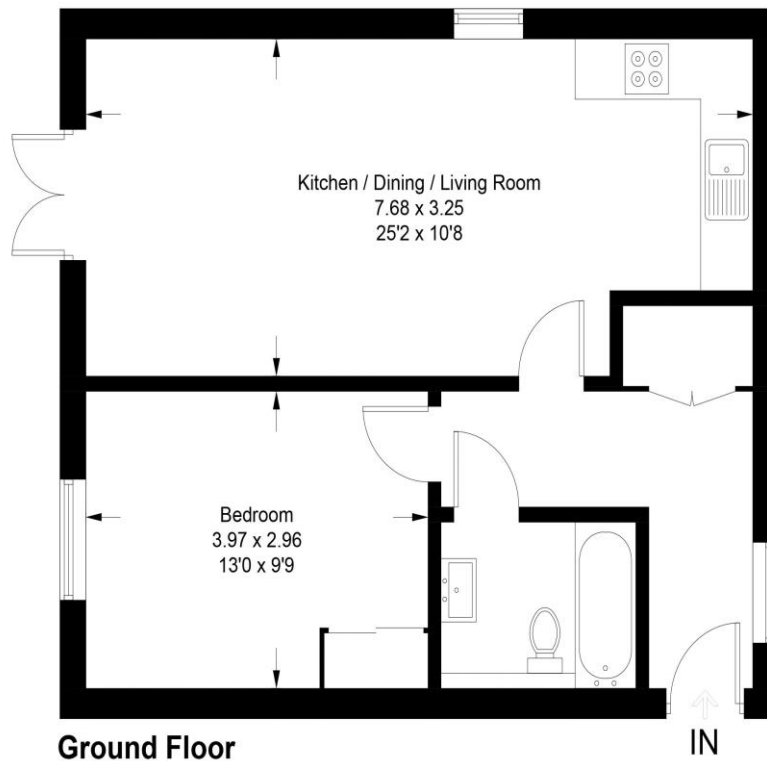


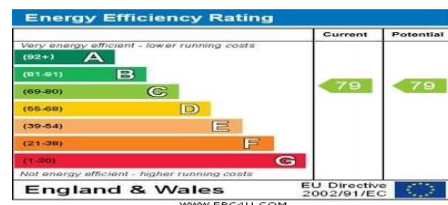
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1087723)

Tenure: Leasehold

Council Tax: C

Local Authority: London Borough of Sutton

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.