

**TO LET**



**Orchard Court, Worcester Park, KT4**

**£2,250.00 PCM**

 **2**

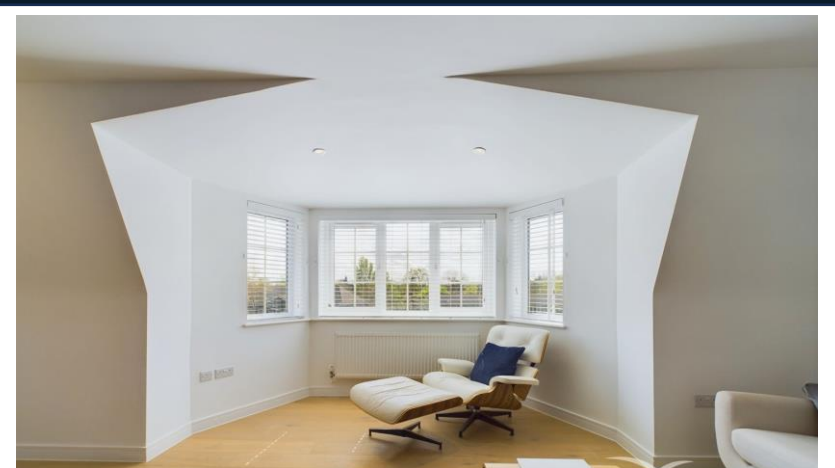
 **2**

**samuel estates**  
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## Property Description

Presented beautifully, this exceptional two-bedroom, two-bathroom flat is situated in the sought-after Orchard Court on the top floor, Worcester Park, KT4. The flat features a bright and generous reception room alongside a separate, fully integrated, modern kitchen with built in wine fridge. The property boasts two double bedrooms, each with built-in wardrobes. One bedroom includes an en-suite bathroom, and there's an additional modern family bathroom with a shower over the bath. The property also comes with allocated parking space.

Conveniently positioned, the flat is just a short distance from Worcester Park Station (South Western), offering superb transportation links.



## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

## Material Information

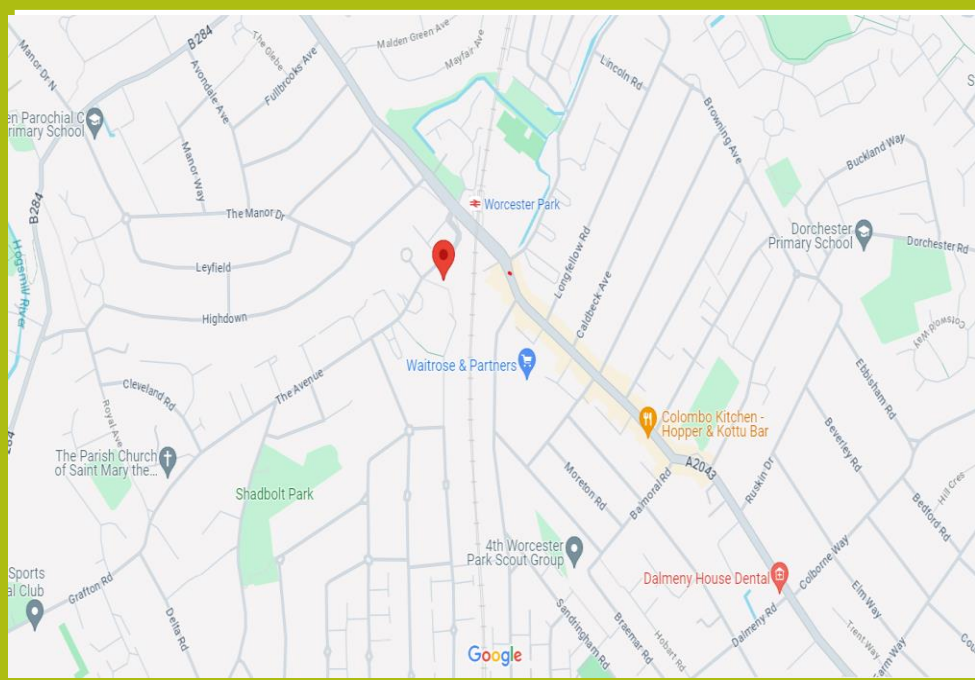
**Date Available – 31/05/2024**

**Holding deposit amount – £519.00**

**Security Deposit amount (Five weeks rent) – £2,596.00**

**Council Tax Band – C**

**Local Authority – Kingston upon Thames Council**



**Property Type**  
Flat (Top Floor Flat)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas / Electric  
Communal / Mains



**Broadband**  
Standard, Superfast,  
Ultrafast



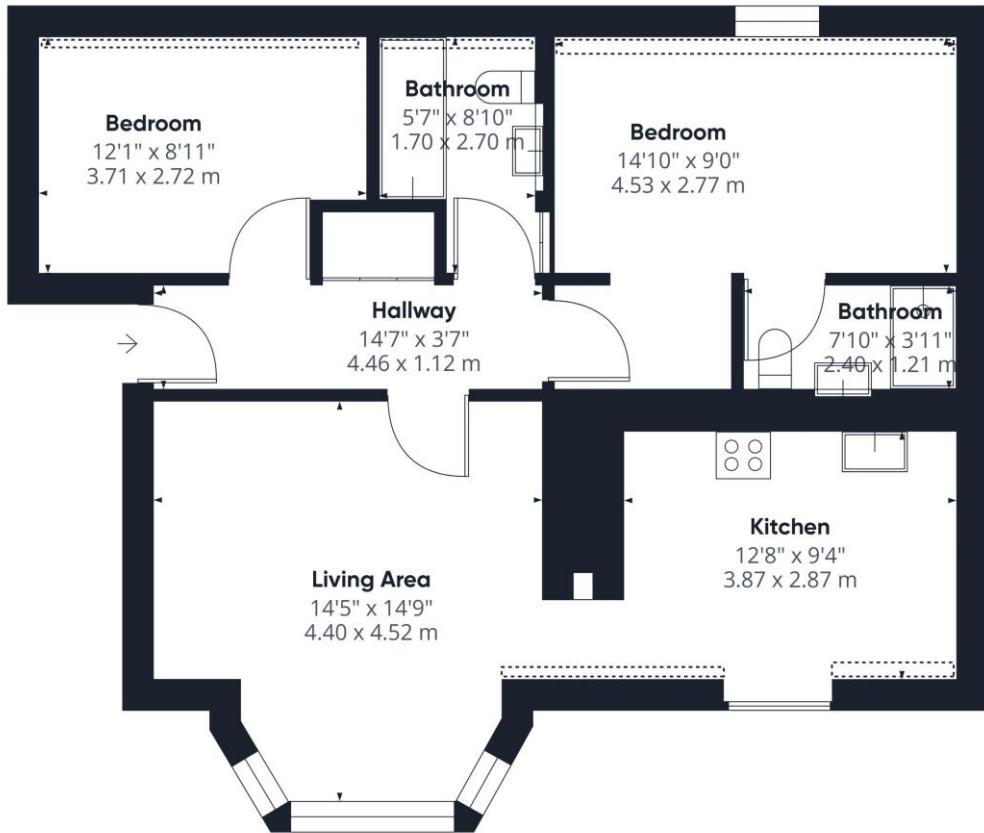
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of Risk: Low risk



**Proposed Development in Immediate Locality?**  
None



Approximate total area\*\*  
743.52 ft<sup>2</sup>  
69.07 m<sup>2</sup>

Reduced headroom  
7.33 ft<sup>2</sup>  
0.68 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>	<b>81</b>	<b>81</b>
69-80 <b>C</b>		
55-68 <b>D</b>		

**Balham**  
45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

**Colliers Wood & Wimbledon**  
30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

**Streatham**  
432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889

