

TO LET



Orchard Court, Worcester Park, KT4

£2,000.00 PCM

 **2**

 **2**


samuel estates
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Property Description

Beautifully presented, this exceptional two-bedroom, two-bathroom flat is located on the top floor of the sought-after gated development, Orchard Court, in Worcester Park, KT4. The flat boasts a bright and spacious reception room and a separate, fully integrated modern kitchen with a built-in wine fridge. It offers two double bedrooms, each with built-in wardrobes, including one with an en-suite bathroom, plus an additional modern family bathroom with a shower over the bath. The property also includes an allocated parking space.

Conveniently located, the flat is just a short distance from Worcester Park Station (South Western), providing excellent 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

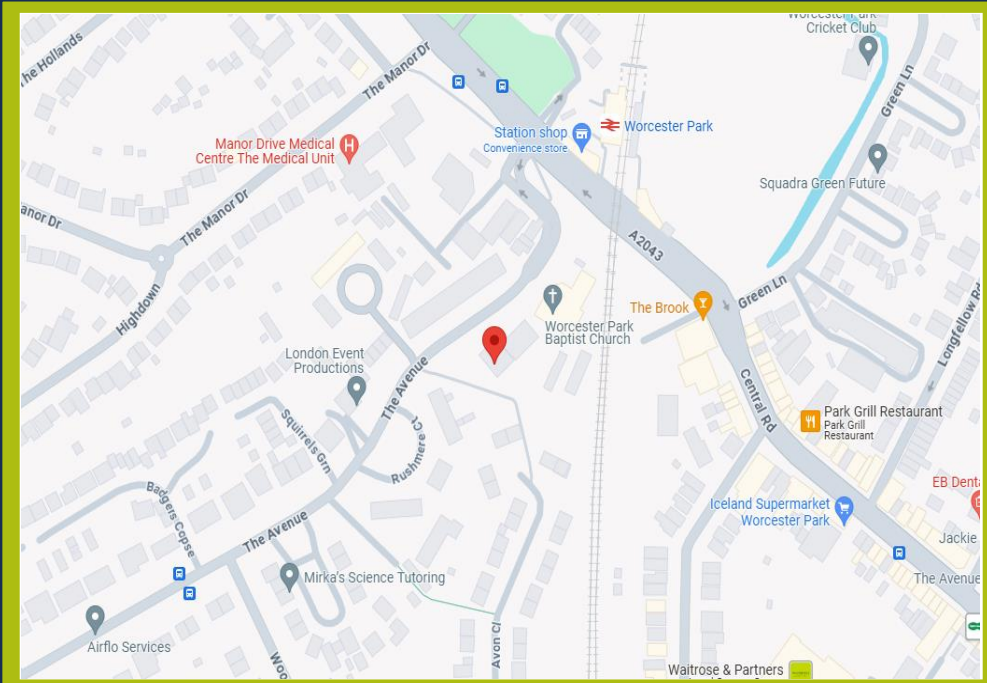
Date Available – 22/06/2024

Holding deposit amount – £461.00

Security Deposit amount (Five weeks rent) – £2,307.00

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 Heating



Broadband
Standard, Superfast,
Ultrafast



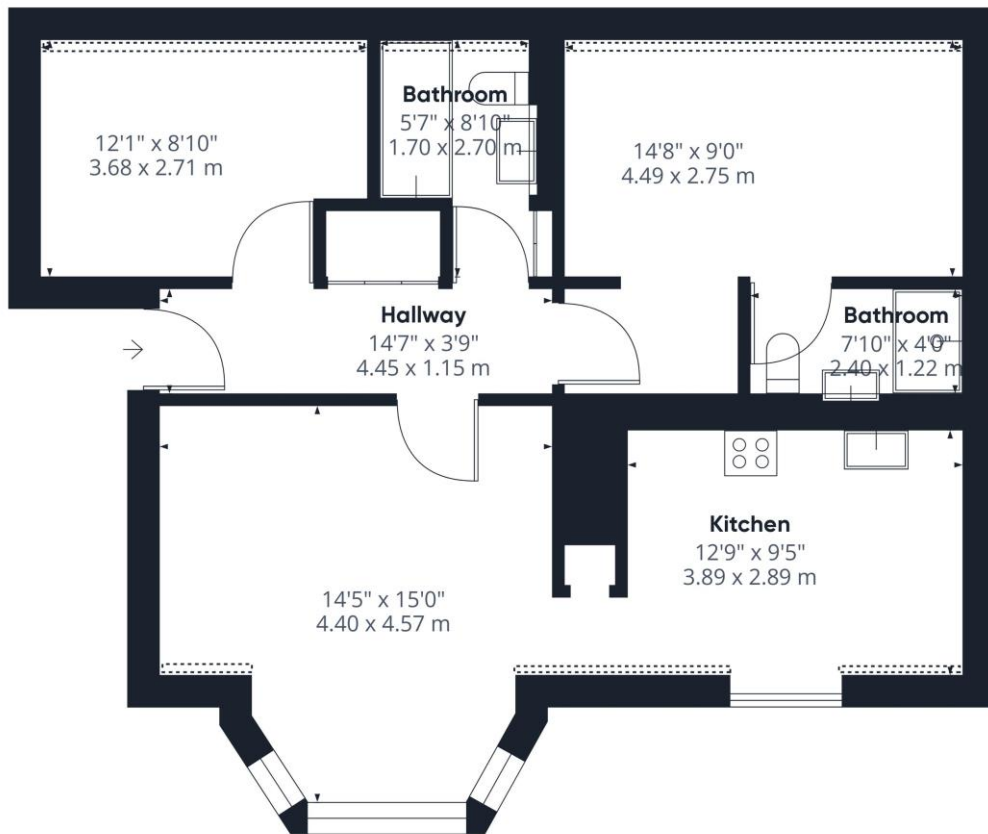
Mobile Signal
Limited Coverage



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



Proposed Development in Immediate Locality?
None



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Approximate total area⁽¹⁾
 740.53 ft²
 68.8 m²

Reduced headroom
 19.42 ft²
 1.8 m²

(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 A		
81-91 B	81	81
69-80 C		
55-68 D		

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

