



12a Packham Court Farm Way  
Worcester Park, KT4 8RT  
£245,000



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## 12a Packham Court Farm Worcester Park, KT4 8RT

Watson Homes are delighted to bring to the market this very well presented top floor apartment with access to a balcony and an extended lease. The property further benefits from a loft and a garage and is situated within easy reach of both North Cheam & Worcester Park High Streets.

The property is situated within the popular Packham Court development, 1 mile from Worcester Park station (Zone 4, Waterloo approx. 20 mins). There are outstanding local primary and secondary schools, recreational parks and outstanding local amenities nearby and would be a perfect buy for first time buyers.

### Accommodation

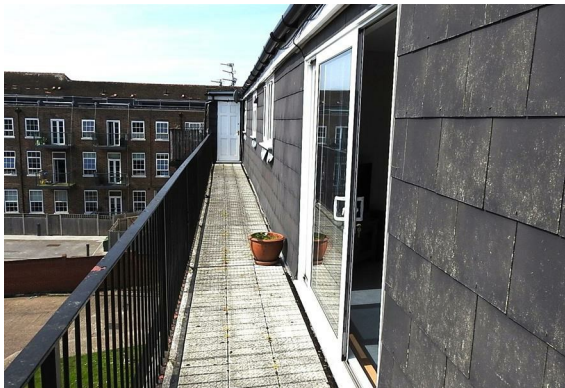
14ft Living Room with Balcony

Modern Fitted Kitchen with Integrated Self Cleaning Oven, Ceramic Hob & Food Waste Disposal

Bathroom with Fully Fitted Suite

Thermostatically Controlled Shower Heads

Light Up Mirrored Vanity Cabinet with Integrated Shaver Socket and High Quality Unvented Hot Water Heater which gives excellent water pressure





Double Bedroom

Loft

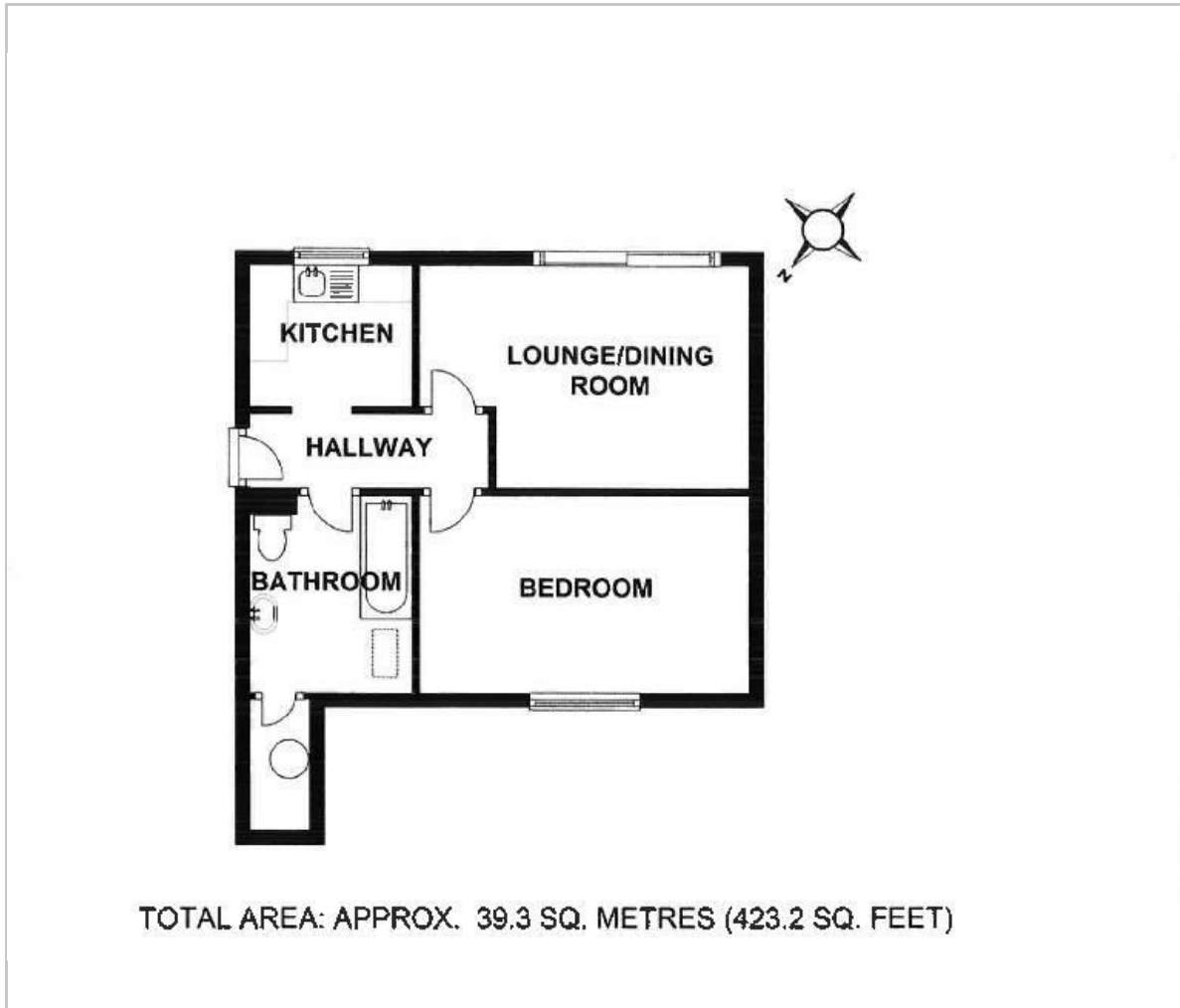
Double Glazing

Garage

Newly Extended Lease



## Floor Plan

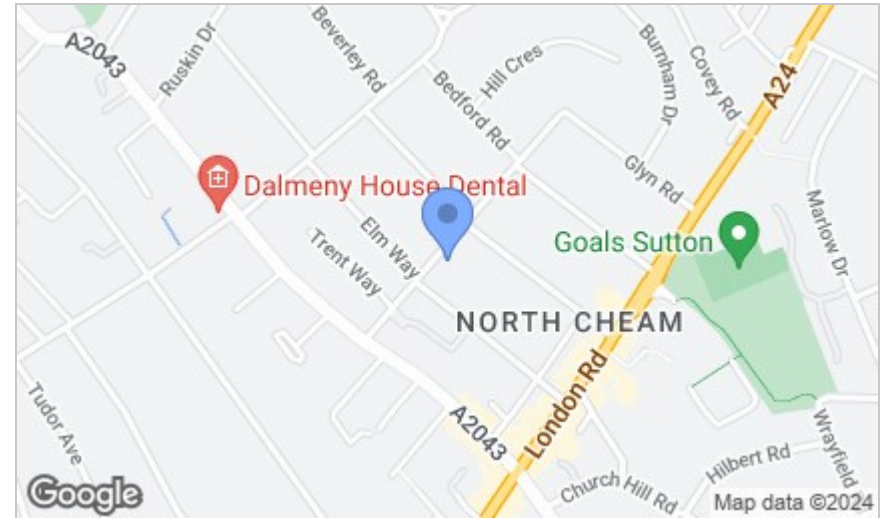


## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	