



Roland Way, Worcester Park

The PERSONAL Agent

# Guide Price £479,950

## Leasehold

- Stunning Penthouse Apartment
- Private Entrance Lobby
- Double Aspect Lounge/Dining Room
- Open Plan Fully Fitted Kitchen
- Master Bedroom + Dressing Area and En-Suite
- Modern Bathroom
- Exclusive Development
- Communal Grounds and Designated Parking
- Close to Worcester Park Station (Zone 4)
- No Chain and 120 Year Lease Remaining

A stunning two bedroom penthouse apartment offering stylish and sophisticated living space situated in an exclusive private development with designated parking offered to the market with no onward chain.

Built in 2019 this modern and stylish apartment has been beautifully designed and occupies the top floor of a desirable purpose built block consisting of just five luxury apartments, tucked away in a quiet residential area off The Avenue in Worcester Park within a short walk of the station (Zone 4) for Central London.

The complex is accessed via a communal front entrance with entryphone system and stairs to all floors and the apartment itself is accessed via its own private entrance lobby with stairs to the top floor and a bright and spacious inner hallway with doors off to rooms.

A particular feature of the home is the impressive open plan



double aspect living space with a lounge seating area and plenty of space for dining and entertaining. The tasteful kitchen has been skillfully fitted and integrated with kitchen appliances and there's plenty of worktop space for preparing wonderful meals.

Bespoke wooden window shutters throughout and there is access to handy eaves storage space throughout the property.

The master bedroom is a generously sized L-shape with indulgent dressing area and ensuite shower room. Both the bathroom and en-suite are fitted with a luxurious suite and high quality fittings.

Outside is beautifully maintained with a residents car park offering designated parking bays and secure gated access to a private lawned garden for exclusive use of the residence to enjoy, along with communal bin store, bike store, and storage units.

The property is rated 'B' for its energy efficiency and comes with a long 125 lease from new, with 120 years remaining. The ground rent is set at £350 per annum and the service charge is £1000, which covers the cost of maintaining the building, grounds, communal hallway and

Worcester Park offers a large choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, with Kingston just a short drive away offering a more comprehensive range of shops. Worcester Park also offers great access to public transport.

Nearby Stoneleigh Broadway has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.



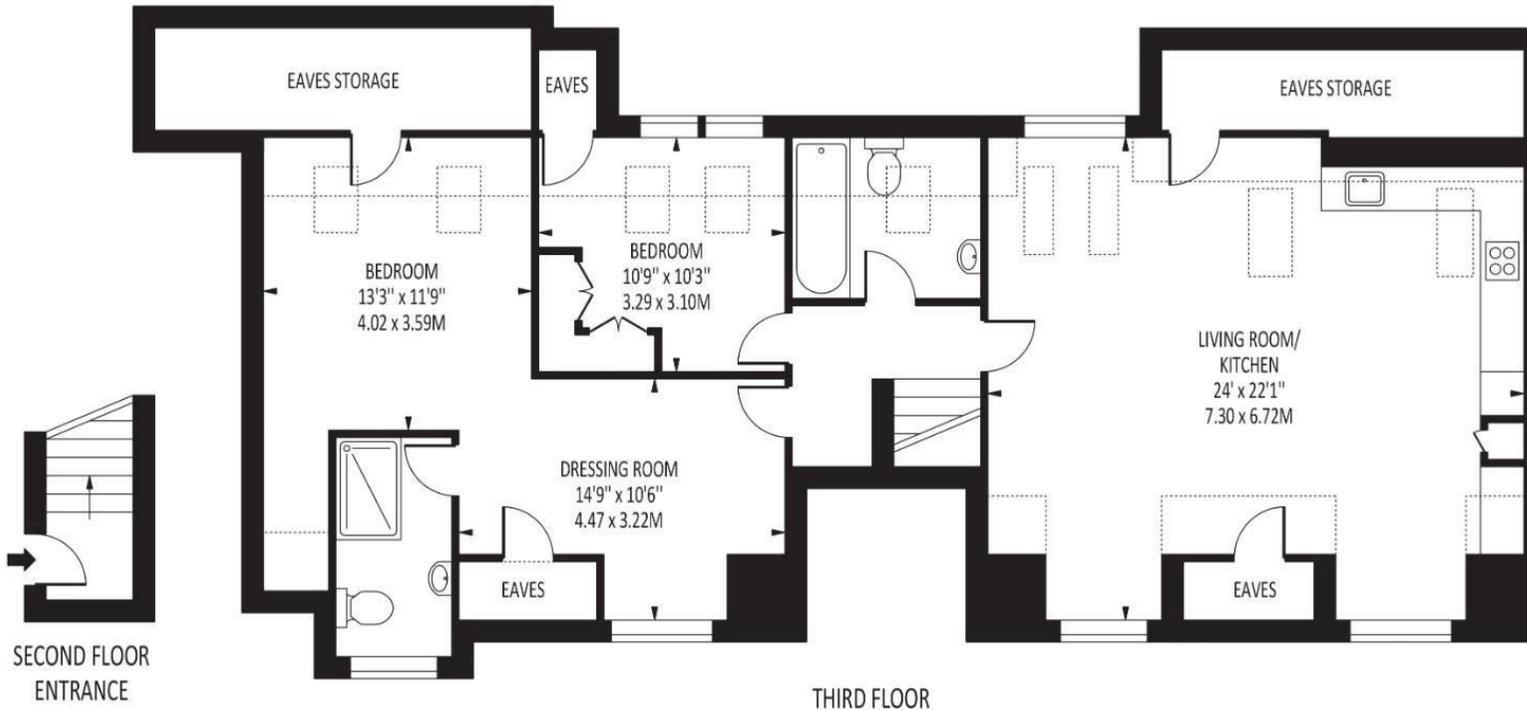


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## Annabel Court

Total Area: 1345 SQ FT • 124.99 SQ M  
 (Including Eaves Storage & Restricted Height Area)  
 Eaves Storage & Restricted Height Area: 370 SQ FT • 34.34 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</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			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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**EPSOM OFFICE**  
 2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**  
 62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**  
 141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

**TADWORTH OFFICE**  
 Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

**LETTINGS & MANAGEMENT**  
 157 High Street  
 Epsom, Surrey KT19 8EW  
 01372 726 666

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 Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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