



Worcester Court, Salisbury Road, Worcester Park

The **PERSONAL** Agent



# £225,000

## Leasehold

- Two Double Bedrooms
- Retirement Apartment
- Sought After Location
- Modern Kitchen
- Spacious Lounge / Dining Room
- Communal Lounge
- Parking
- No Chain



Situated in a sought after retirement development opposite Auriol Park is this rarely available, two double bedroom apartment. The third bedroom has been knocked through to make an even more spacious lounge / dining room, and the remaining double bedrooms both measure over 14ft in length.

The kitchen has been refitted during the current owner's time at the property and has been extremely well looked after since. The stylish shower room has been similarly well cared for.

The property is surrounded by well kept communal gardens and ample parking for residents and their guests.

Early viewing highly recommended by sole agents. No chain.

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.

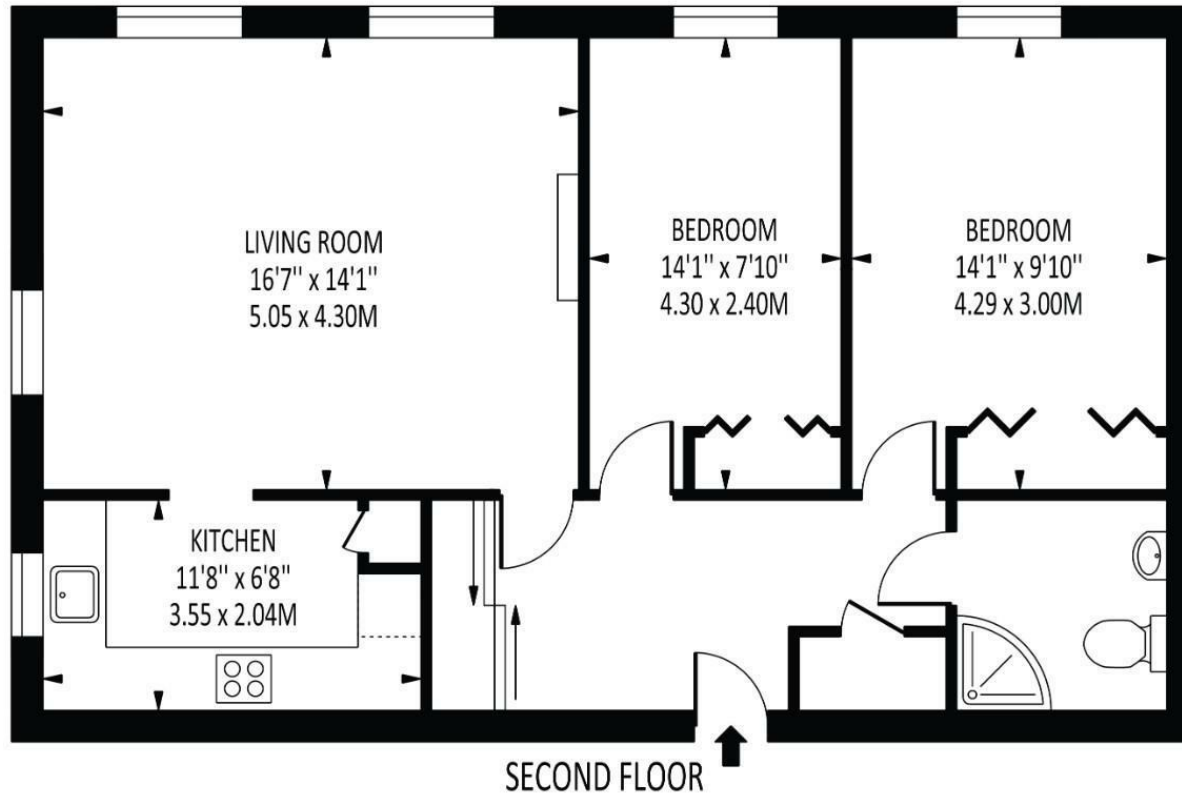
The property is within close proximity of Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.











SECOND FLOOR

Disclaimer: For Illustration Purposes only  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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>		72	77
(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	

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