



**Cotswold Way, Worcester Park, KT4 8HB**



**welcome to**

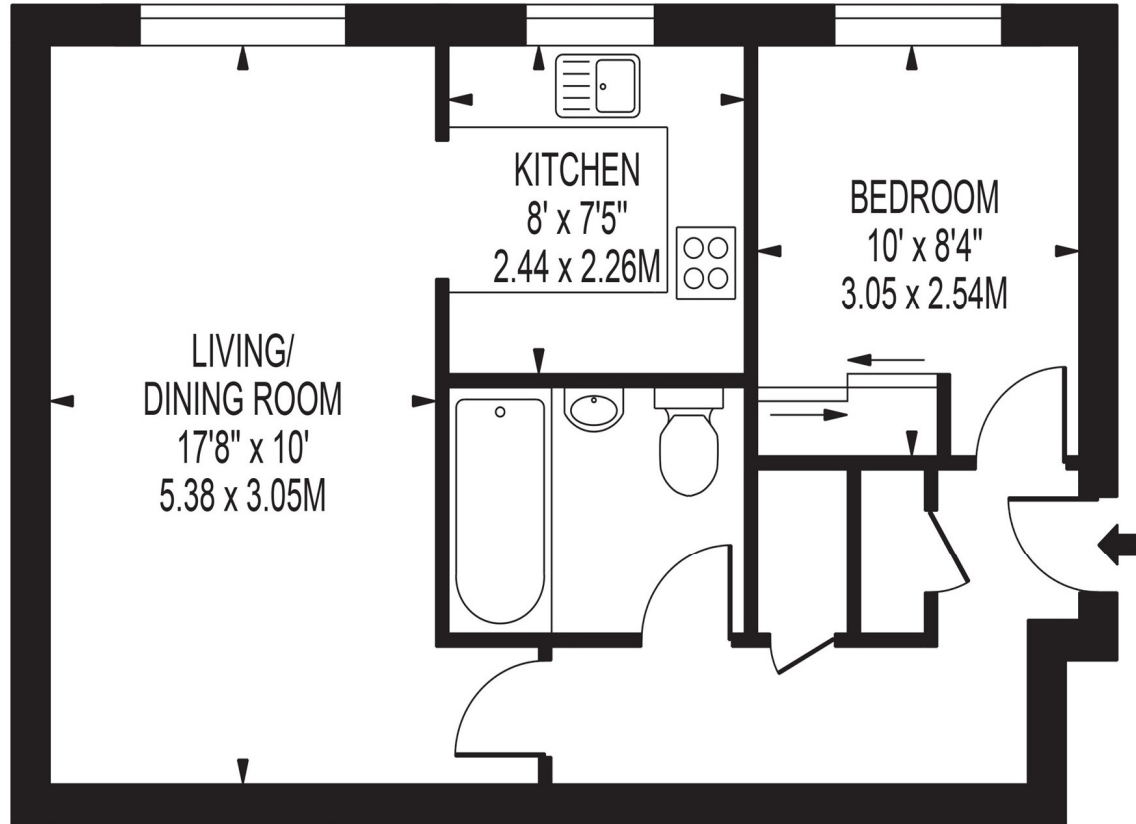
**Cotswold Way, Worcester Park**

A well-presented one double bedroom ground floor purpose built apartment set within an attractive and well-regarded modern development. This super flat enjoys a modern kitchen & bathroom and double glazing. The property is well located 1 mile of the station and close to bus routes.



# COTSWOLD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 460 SQ FT - 42.74 SQ M



## GROUND FLOOR

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 OR 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.

A well-presented one double bedroom ground floor purpose built apartment set within an attractive and well-regarded modern development. This super flat would be a great first time buy or a lucrative rental investment and enjoys a modern kitchen & bathroom and double glazing. The property is well located 1 mile of the station and close to bus routes.

Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to Waterloo in under 30 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Airports. Local bus services run to Morden's Northern Line Station in approx. 15 minutes and the S3 bus runs along Langley Avenue with services running to Carshalton, Sutton, Worcester Park & Malden Manor town centres and Stations. Worcester Park's attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsbury's, Pizza Express, Nandos, Costa, Café Nero, Starbucks Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and of eateries to satisfy most culinary requests. Young families are attracted to the area's plethora of high performing schools and no less than seven parks.

welcome to

## Cotswold Way, Worcester Park

- Well Presented Purpose Built Flat
- Attractive Modern Development
- Well Presented Property
- Ideal for First Time Buyers or Investors
- Bus Route to Local Station & Morden Underground

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £265,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WCP107757](https://www.barnardmarcus.co.uk/Property/WCP107757)



Property Ref:  
WCP107757 - 0004

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