

# Cromwells



**Cotswold Way, Worcester Park, KT4 8HA**  
**Guide Price £300,000**



Offered to the market is this delightful 2 bedroom 1st floor apartment. The property has been well maintained by the current vendors and includes dual aspect lounge/diner, modern kitchen and bathroom, light filled main bedroom with large sliding doors and fitted wardrobes, allocated parking and visitors' bays. Positioned within this leafy modern development with access to both Worcester Park and North Cheam amenities, with a selection of transport links including bus routes, Worcester Park mainline station (zone 4), an array of shops, schools and nurseries. Viewing highly recommended.

Allocated Parking and Visitors Bays · Modern Kitchen ·  
Pet Friendly (STP) · Bedroom 1 - Sliding Doors and Fitted  
Wardrobes

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**Communal Door -**

Stairs to 1st floor landing.

**Front Door -**

**Hallway -**

Carpeted, heater with decorative cover, door to storage cupboard housing fuse board, wall mounted entry phone, door to airing cupboard housing water pump and storage.

**Lounge/Diner - 20' 6" x 10' 2" (6.24m x 3.10m)**

Dual aspect double glazed window to side and rear, carpeted, electric heater, open to.

**Kitchen - 7' 3" x 7' 1" (2.21m x 2.16m)**

Modern range of white high gloss units with matching cupboards and drawers below, work surfaces, inset stainless steel sink and drainer, integrated oven with hob and extractor above, space and plumbing for washing machine, integrated fridge freezer, tiled backsplash, double glazed window, wood effect flooring.



**Bedroom 1 - 13' 3" x 8' 4" (4.04m x 2.54m)**

Double glazed sliding door with Juliette balcony, carpeted, electric heater, range of fitted wardrobes.

**Bedroom 2 - 10' 2" x 5' 7" (3.10m x 1.70m)**

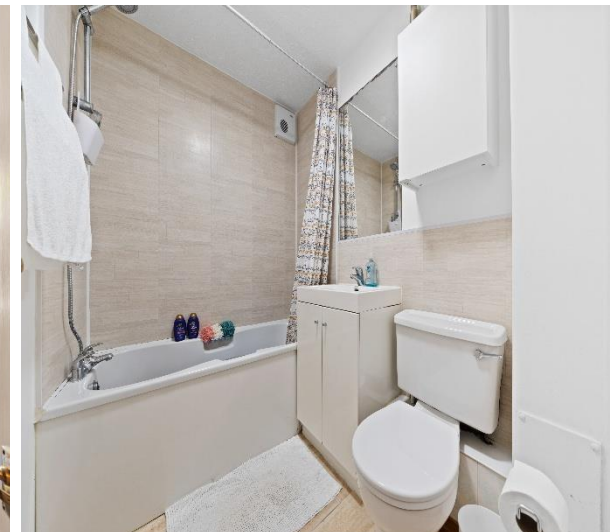
Double glazed window, electric heater, carpeted.

**Bathroom -**

White 3-piece suite comprising panel enclosed bath with shower overhead, wash hand basin with cupboard below, w/c, tile effect walls and floor.

**Communal Area -**

Parking - 1 allocated space and visitors bays.  
Communal bins





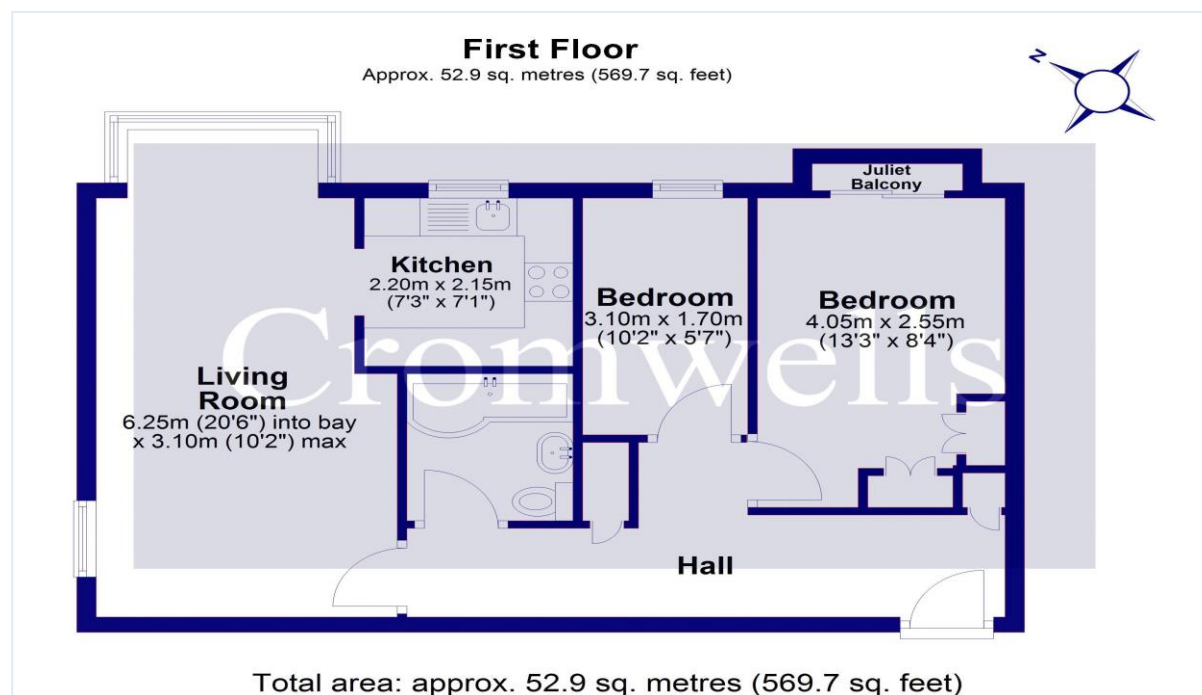
Council Tax - C  
 Tenure - Leasehold  
 Square Foot – 569.7 sq.ft (52.9 sq.mt)

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#### Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

