

Cromwells



Brookview Lodge Green Lane, Worcester Park, KT4 8GA
Guide Price £275,000

Offered to the market is this 2 bedroom, 2nd floor retirement apartment. Set in a delightful retirement community, providing residents lounges, terrace, residents parking and gardens. The property comprises lounge, kitchen, 2 bedrooms, bathroom. Situated a short stroll from Worcester Park high street with great transport links including Worcester Park mainline station, various bus routes, selection of great shops, along with other amenities. This apartment does also fall within the London Borough of Sutton. Viewing essential to appreciate this lovely property.

Communal Gardens · Lift Service ·
London Borough of Sutton ·

Residents Entry -

Secure entry phone, post boxes, lift to 2nd floor apartment.

Front Door -

Hallway -

Carpeted, radiator, coving, door to large cupboard housing electric combi boiler, door to coat cupboard housing fuse box, further door to

Lounge - 12' 6" x 20' 0" (3.81m x 6.09m)

Double glazed window to rear aspect, plantation shutters, 'Velux' windows to side aspect, radiators, carpeted, door to

Kitchen - 9' 6" x 9' 10" (2.89m x 2.99m)

'Velux' window to side aspect, range of wall units with cupboards and drawers below, inset stainless steel sink with mixer tap and drainer, electric oven, gas hob with extractor above, space and plumbing for washing machine fridge, freezer and dishwasher.



Bedroom 1 - 9' 2" x 16' 1" (2.79m x 4.90m)

Double glazed window to front aspect with plantation shutter, fitted wardrobe, radiator, carpeted.

Bedroom 2 - 9' 2" x 12' 9" (2.79m x 3.88m)

Double glazed window to rear aspect with plantation shutters, fitted wardrobes, radiator, carpeted, coving.

Bathroom -

4-piece suite comprising of panel enclosed bath, mixer tap and shower attachment, wash hand basin, low level w/c, walk in shower with tiled surround and glass panel door, part tiled walls, extractor fan, lino flooring, radiator.

Residents Facilities -

Residents lounge, terrace, communal gardens and bookable guest suite, along with a block manager.

Residents Parking -

Residents parking, these are not allocated.



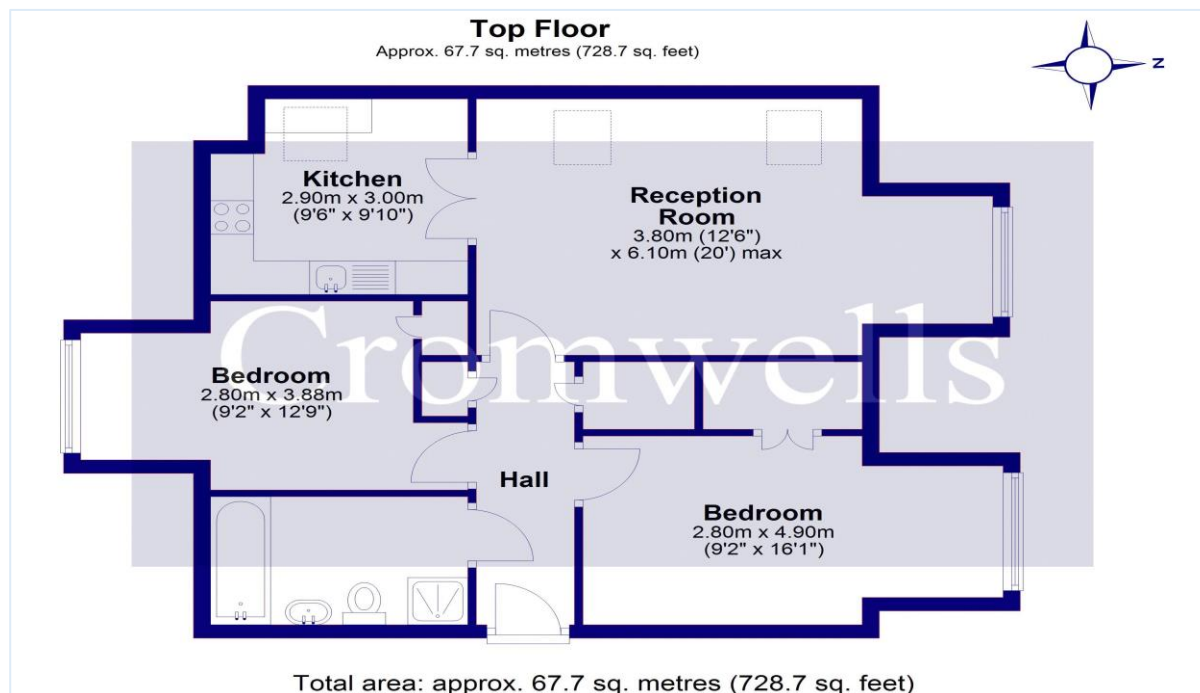
Council Tax - D
 Tenure - Leasehold
 Square Foot – Approx. 728.7 sq.ft (67.7 sq.mt)

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Disclaimer

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Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

