

Cromwells



St. Philips Avenue, Worcester Park, KT4 8JS
£410,000

'Beautiful'. Cromwells are delighted to offer to the market this stunning 2 bedroom, 2 bathroom top floor apartment. Ideally situated in a modern block comprising of only 7 flats, this property offers sizeable living accommodation with double doors on to a private balcony, 2 light filled bedrooms, one with a modern ensuite, modern bathroom, long lease. a B EPC, bike storage and allocated parking. Situated ideally for access to Worcester Park mainline station (zone 4), with links to Waterloo, a selection of bus routes and other amenities. Internal viewing is highly recommended to appreciate what this property has to offer.

EPC B rated · Allocated Parking ·
Long Lease · Private Balcony

Communal Front Door -

Wall mounted entry phone,

Communal Entrance Hallway -

Carpeted, residents' post boxes, stairs to 2nd floor, stairs to basement which houses bike storage and electricity cupboard.

Front Door

Hallway -

Carpeted, skylight, door to storage cupboard also housing fuse



Lounge/Kitchen/Diner - 15' 1" x 22' 6" (4.59m x 6.85m)

Lounge - Wood effect flooring, double panel radiator, double glazed double doors to balcony, open to: Kitchen/Diner - Range of modern white high gloss wall mounted units with matching cupboards and drawers below, granite work surfaces, inset stainless steel sink, integrated oven with gas hob and extractor fan above, integrated washer dryer, washing machine, fridge freezer, cupboard housing combi boiler, wood effect flooring, double glazed doors to balcony, double panel radiator.

Balcony -

Decked, overlooking rear, lighting.

Bedroom 1 - 15' 9" x 11' 4" (4.80m x 3.45m)

Dual aspect velux window to side and rear, carpeted, double panel radiator, range of fitted John Lewis fitted wardrobes and cupboards, fitted matching dresser and drawers, door to:

Ensuite -

Modern 3 piece suite comprising a W/C wall mounted wash hand basin, full width shower with hand shower attachment, double panel radiator, tiled walls and floor.

Bedroom 2 - 6' 11" x 10' 4" (2.11m x 3.15m)

Bathroom -

Modern 3 piece suite comprising a W/C, wash hand basin, tile enclosed bath with shower overhead, tiled walls and floor, double panel radiator.

Residents Car Park -

Allocated parking.

Communal Refuse



Council Tax - D
Tenure - Leasehold
Square Foot – Approx. 726.8 sq ft (67.5 sq ms)

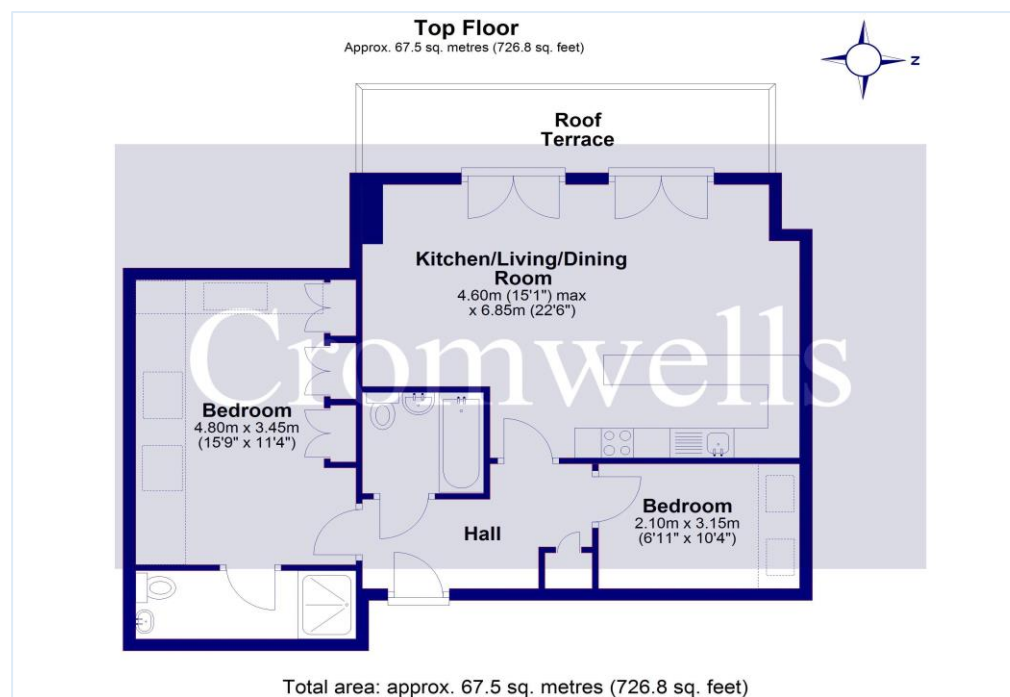
Brabham Court, 45 Central Road
Worcester Park
Surrey
KT4 8EA

020 8337 6603
admin@cromwellswpark.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither

Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

