

Cromwells



Balmoral Road, Worcester Park, KT4 8SH
£365,000

Offered with NO ONWARD CHAIN is this delightful 2 bedroom, 2 bath ground floor apartment. This property is located superbly for access to Worcester Park high street stocked with various shops and eateries, Worcester Park station (zone 4) and transport links.

Offering SHARE OF FREEHOLD, 2 bedrooms, 2 bathrooms, sizeable lounge/diner, double doors out to enjoy patio area and residents' garden, allocated parking space and visitors' bays. Internal viewing is highly recommended.

No Chain · Allocated Parking ·
2 Bed, 2 Bath · Superb location for access to Worcester Park

Communal Door

Communal Hallway

Front Door

Hallway -

Wood effect flooring, wall mounted heater, wall mounted entry phone, door to airing cupboard housing Megaflo and storage space.

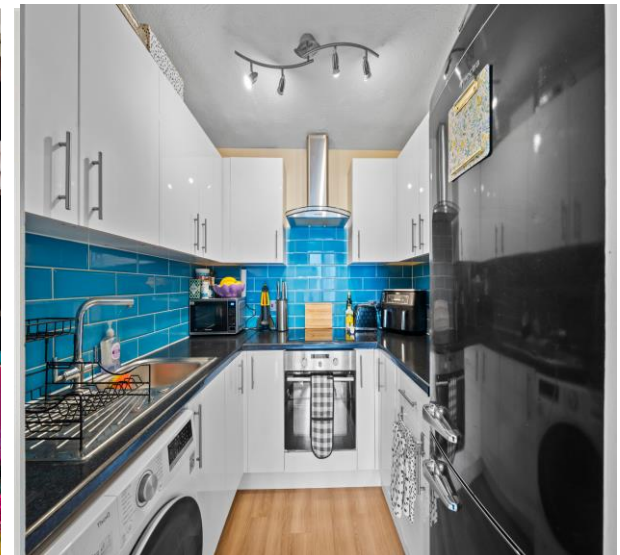
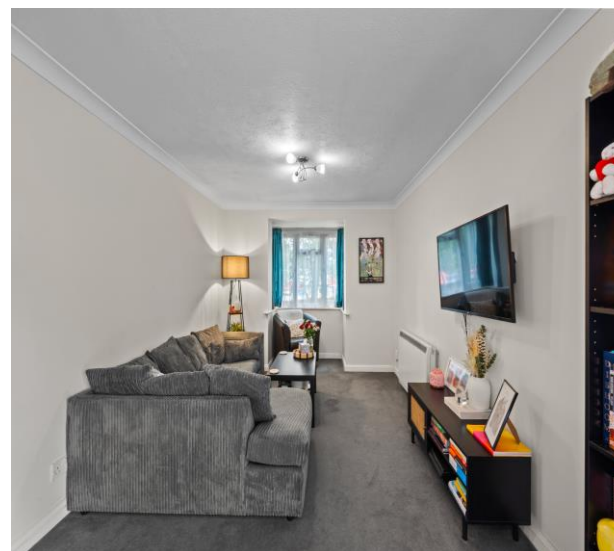
Lounge/Diner -

Lounge 13'11 x 8'5 - UPVC double glazed bay window to rear, carpeted, wall mounted heater, open to

Diner 8' x 7'3 - UPVC double glazed doors to side leading to residents' garden, wood effect flooring, wall mounted heater.

Kitchen - 8' 0" x 6' 7" (2.44m x 2.01m)

Modern range of white wall mounted units with matching cupboards and drawers below, work surfaces, inset stainless steel sink and drainer, integrated oven, hob and extractor fan above, space and plumbing for washing machine, space for fridge freezer, tiled splash back.



Bedroom 1 - 11' 4" x 9' 2" (3.45m x 2.79m)

UPVC double glazed window to rear, carpeted, door to

Ensuite -

3 piece suite comprising a shower, WC, wash hand basin with cupboards below, wood effect flooring, wall mounted heater, double glazed window to side.

Bedroom 2 - 10' 4" x 7' 3" (3.15m x 2.21m)

UPVC double glazed window to rear, wall mounted heater, carpeted.

Bathroom -

White 3 piece suite comprising a panel enclosed bath with shower overhead, WC, wash hand basin with cupboard below, wood effect flooring, part tiled walls, extractor fan.

Residents' Garden -

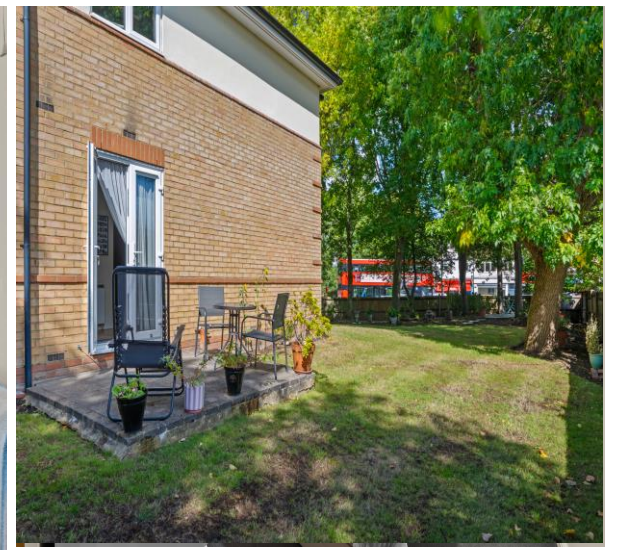
Direct access onto a paved patio, mainly laid to lawn. Mature shrub and plant borders, further communal patio.

Residents' Front Garden -

Lawn area with mature shrubs and flowers, lighting.

Parking -

Allocated space along with visitor spaces.



Council Tax - D
Tenure – Share of Freehold
Square Foot – 642 sq ft (59.6 sq ms)

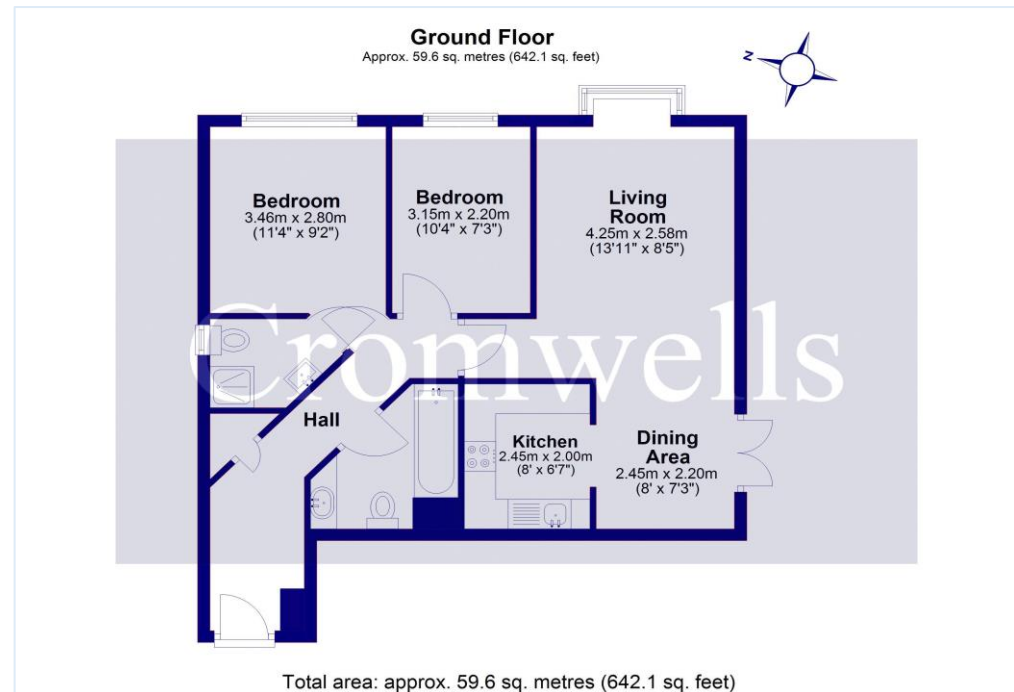
Brabham Court, 45 Central Road
Worcester Park
Surrey
KT4 8EA

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		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

