



Apartment

# BALMORAL ROAD, WORCESTER PARK KT4 8SH

PCM

## £1,600 PCM

### FEATURES

- Walk to high street & station
- Built in wardrobes
- Two bedrooms
- En-suite shower to master
- Additional main bathroom
- Allocated parking

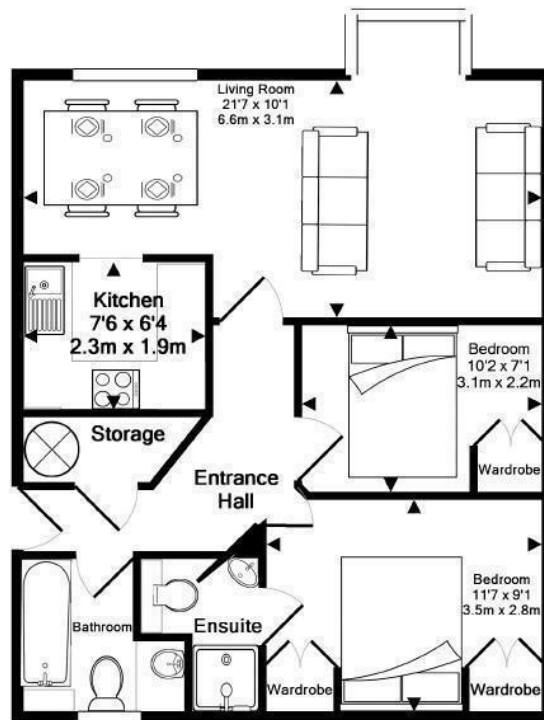


# 2 Bedroom Apartment located in Worcester Park

Fantastic location for Worcester Park high street & train station.

Allocated parking, secure entryphone and communal gardens in a well maintained block.  
Two bedrooms (both with built in wardrobes), en-suite shower room and additional bathroom, lounge/diner and modern fitted kitchen.

Ctax band D 12 month term. Deposit: £1846  
Holding fee £369 - To be deducted from the first months rent.



Total Approx. Floor Area 577 Sq.Ft. (53.6 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Council Tax Band**  
**D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

