

Sycamore Grove, KT3 3DQ

£130,000 Leasehold





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This excellently situated, comfortably proportioned, one Bedroom Ground Floor Apartment within a low rise development, well-planned layout and rooms, having direct access to well-kept Communal Garden

A unique and sought after development providing an intimate and neighbourly environment, conceived for those with vitality, who value their independent living. An excellent opportunity which is restricted to individuals or couples where one party has turned 60.

Nestling in the heart of New Malden's sought after "Groves" neighbourhood a short level walk from the town's comprehensive amenities: zone 4 mainline station direct train services to (London Waterloo 27 Minutes) Surbiton and Kingston, Twickenham and Hampton.



local buses to hand and easy access to the A3 london-M25 arterial Road.

Boasting a bustling High Street with enviable diversity of retail and eateries, now with added kudos, the arrival of Marks and Spencer adding to Waitrose and other key stores.

Comprehensive sports and leisure amenities, ready access to green spaces such as Richmond Deer Park, New Malden and Coombe notably well situated in this a leafy conurbation, with its very own deep sense of community

With a wealth of facilities and amenities, the Malden Centre with swimming to pottery; well supported clubs; Malden's and Coombe Heritage Society. Old Emanuel Rugby, Malden Wanderers Cricket Club, two Golf clubs, slightly more sedately the excellent Malden Bowling club.

Royal Borough of Kingston Upon Thames Council Tax Band: C EPC Rating E

Lease 99 years (Although the unique structure of the lease such that the number of years does not effect value.

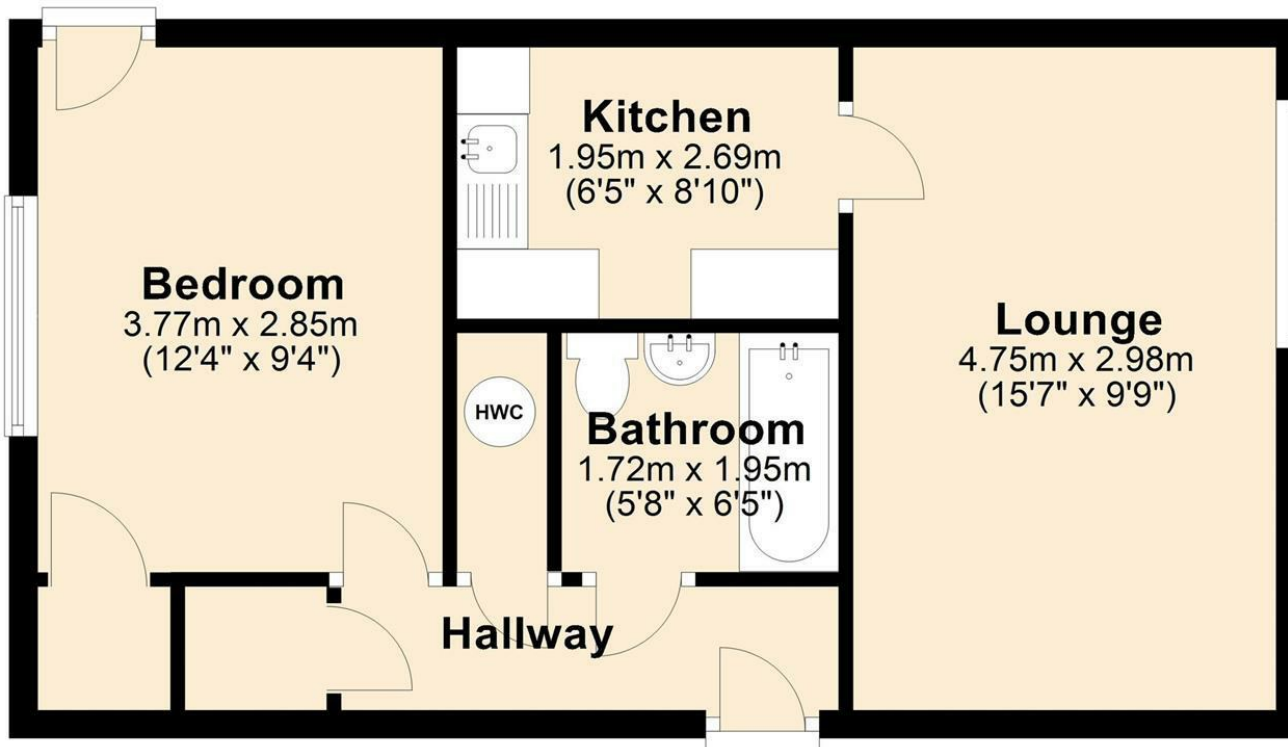


Double Glazing Economy Heating No forward chain

Direct access to Communal Garden Laundry Room

Ground Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



Total area: approx. 41.4 sq. metres (445.8 sq. feet)

Whilst every effort is taken to ensure the accuracy of these details the floor plan should only be viewed as indicative and any sizes are not exact