



Worth Park Avenue  
Pound Hill, RH10 3SH

**Guide Price £240,000**



\*\*\* Guide price £240,000- £250,000 \*\*\*

Welcome to this charming property located on Worth Park Avenue in the desirable Pound Hill area. within easy walking distance of Three Bridges train station which offers mainline services to London and Brighton. This modern flat, built in 2004, offers a perfect blend of comfort and style.

Upon entering, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The property boasts two well-appointed bedrooms, providing ample space for a small family, guests, or even a home office.

With two bathrooms, mornings will be a breeze in this property, ensuring that everyone has their own space and privacy. The modern amenities and sleek design of the bathrooms add a touch of luxury to everyday living.

One of the standout features of this property is the parking provision for two vehicles, comprising a garage, with power and light and a driveway to the front of it.





### Hallway

Front door, storage cupboard, airing cupboard, intercom entry system, doors to:

### Living Room/Dining/Kitchen

Triple aspect double glazed windows to three sides, range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in stainless steel oven with an induction hob over and extractor hood above, space for a fridge/freezer, dishwasher and washing machine, two electric heaters.

### Bedroom One

Dual asphalt double glazed windows, electric heater, door to:

### En-Suite Shower Room

White suite comprising a corner shower cubicle with a mixer shower unit, hand basin with a mixer tap and unit below, wc, tiled splash backs, heated towel rail, double glazed velux window, extractor fan, shaver point.

### Bedroom Two

Double glazed window, electric heater.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and a shower attachment, hand basin with a mixer tap and unit below, wc, part tiled walls, extractor fan, heated towel rail.

### Garage

Up and over door, power and light.



### Parking

Allocated parking for one car to the front of the garage.

### Communal Gardens

There is a communal garden area to the rear of the block which is mainly lawned with shrub borders.



### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

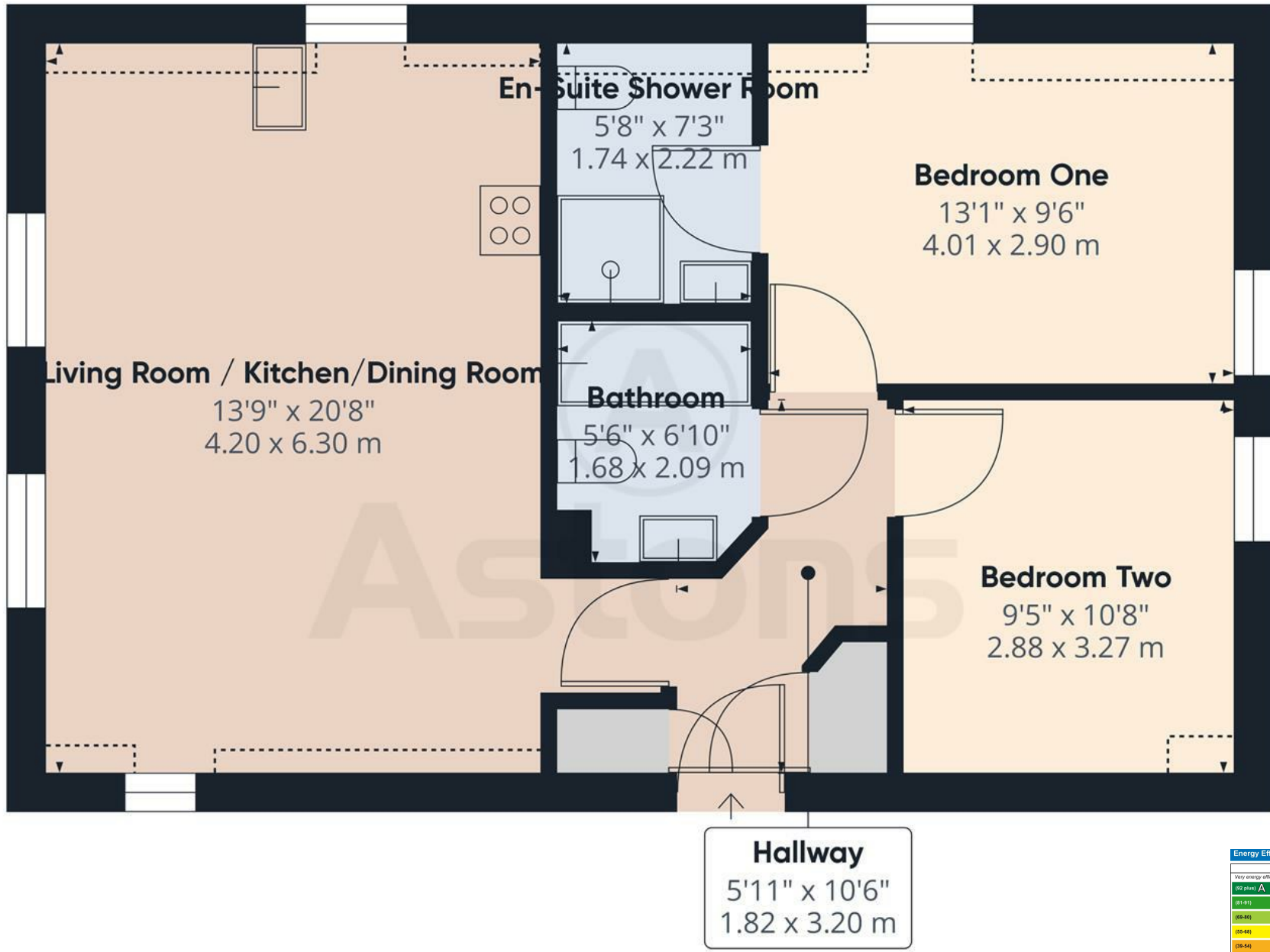
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.











**Approximate total area<sup>(1)</sup>**  
654.12 ft<sup>2</sup>  
60.77 m<sup>2</sup>

**Reduced headroom**  
34.23 ft<sup>2</sup>  
3.18 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	