

Cromwells



Flat 2, Annabel Court Roland Way, Worcester Park

Worcester Park

£475,000

Flat 2

Annabel Court Roland Way, Worcester Park

'Beautiful' Offered to the market is this stunning 2 bedroom, 2 bath ground floor maisonette. The property is turnkey ready, offering modern open plan living accommodation overlooking a private patio, principle bedroom with en-suite, further double bedroom and family bathroom, shutters throughout, and 2 parking spaces. Located perfectly tucked off "The Avenue" with a short walk to Worcester Park Station (zone 4), a well stocked high street, River Club leisure facilities and a selection of schools and nurseries. Internal viewing is highly recommended.

Council Tax band: D

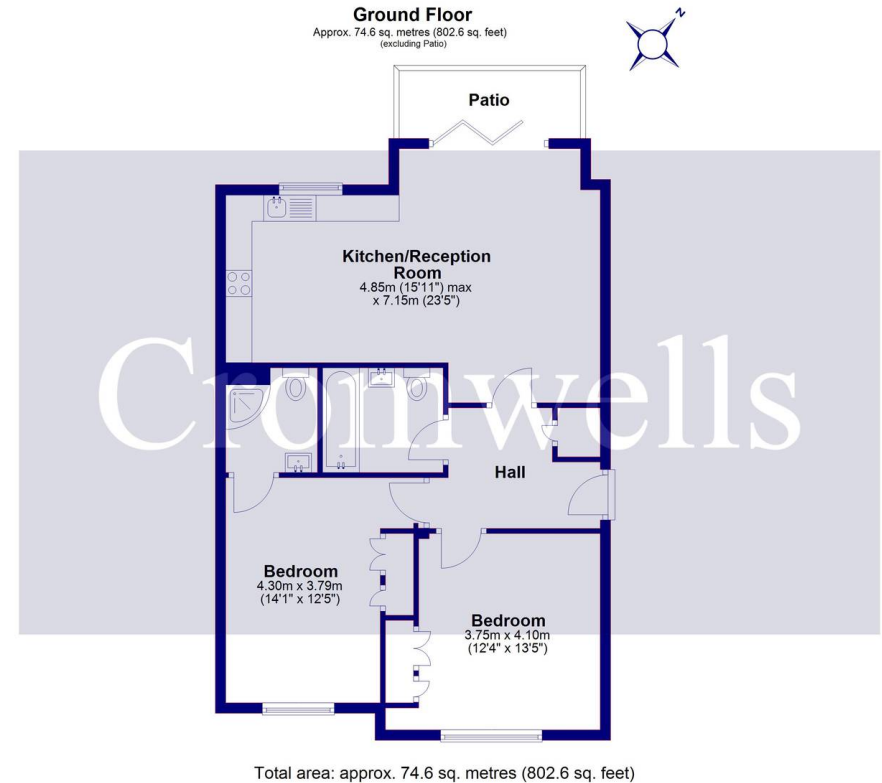
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Square Foot – approx. 802.6 sq.ft (74.6 sq.mt)

- 2 Allocated Parking Spaces
- EPC Rating B
- Private Patio
- 2 Double Bedrooms



Front Door / Hallway

Engineering wood flooring, wall mounted thermostat, door to large storage cupboard, radiator, door to

Lounge/Kitchen/Diner

15' 11" x 23' 5" (4.85m x 7.13m)

Kitchen/Diner: Range of modern wall mounted units with matching cupboards and drawers below, quartz work surfaces, inset sink, integrated oven, micro wave, inset 4 ring gas hob with extractor above, integrated dishwasher and washer/dryer, cupboard housing a combination boiler, double glazed window to rear with shutters, engineered wood flooring. Lounge: Double glazed bi fold doors to private patio, remote control blinds, radiator, engineered wood flooring.



Bedroom 1

14' 1" x 12' 5" (4.29m x 3.78m)

Double glazed window to front with shutters, radiator, carpeted, range of fitted wardrobes, door to

En-suite

Modern 3 piece suite comprising a corner shower, WC, wash hand basin with drawers below, tiled walls and flooring, chrome radiator, shaving point, underfloor heating.

Bedroom 2

12' 4" x 13' 5" (3.76m x 4.09m)

Double glazed window to front with shutters, radiator, carpeted, range of fitted wardrobes.

Bathroom

Modern 3-piece suite comprising a tile enclosed bath with shower overhead, WC, wash hand basin with drawer below, chrome radiator, shaving point, tiled walls and floor, underfloor heating.

Private Patio

Block paved, fence enclosed, steps up to gated access to communal garden.

Communal Gardens

Mainly laid to lawn, mature trees, side access gate.

Parking

2 allocated parking spaces.

Bike Shed**Bin Shed**



Cromwells Estate Agents

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