



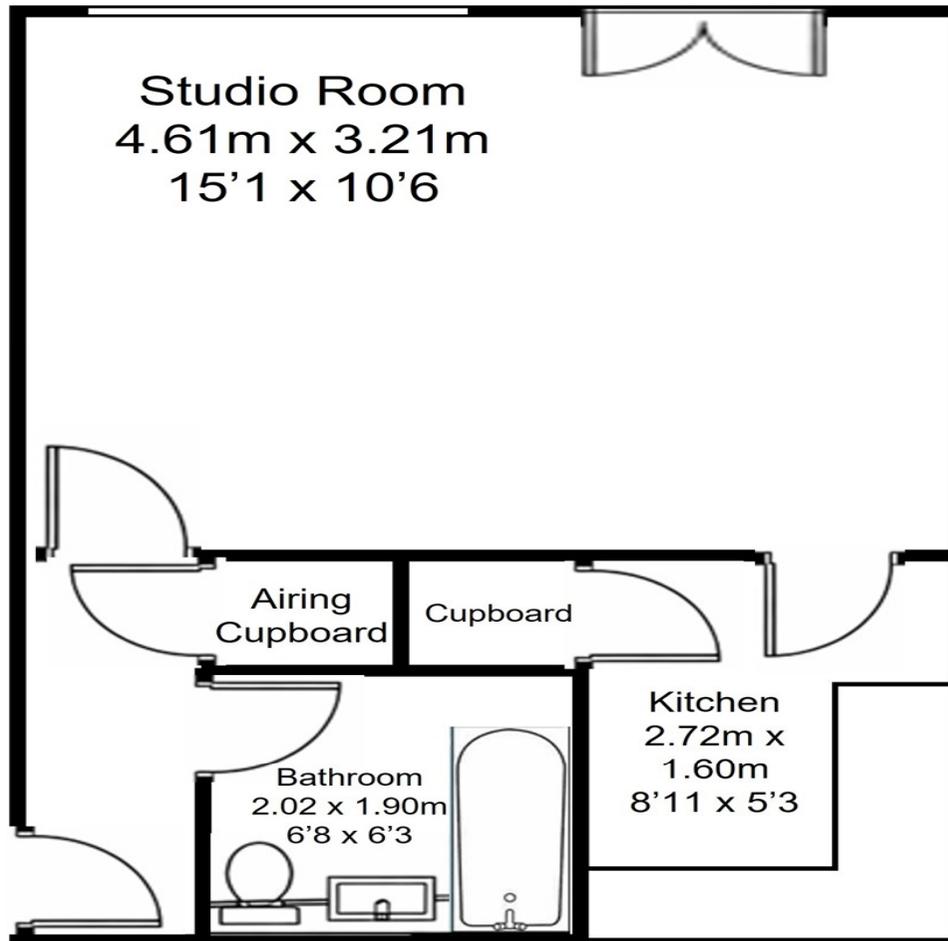
**Drey Court, The Avenue, Worcester Park, KT4 7EW**

**welcome to**

**Drey Court, The Avenue, Worcester Park**

Nestled on Worcester Parks Premier Road, this well-proportioned first floor studio apartment is offered to the market with no onward chain. Benefits include allocated parking space, communal gardens and Juliet Balcony. Immediate Inspection advised.





**Studio Room**  
 4.61m x 3.21m  
 15'1 x 10'6

Airing  
 Cupboard

Cupboard

**Bathroom**  
 2.02 x 1.90m  
 6'8 x 6'3

**Kitchen**  
 2.72m x  
 1.60m  
 8'11 x 5'3

## Drey Court

Total Approx. Floor Area 27.3 Sq M (294 Sq ft)  
 Measurements are approximate. Not to Scale. Illustrative purposes  
 only.

Located in one of Worcester Park's most sought-after areas, this first floor studio apartment offers 294 sq ft of well-designed living space. The property features a generously sized studio room with ample space for everyday living and the added benefit of a Juliet balcony. Adjacent to the main living area is a modern fitted kitchen, while a stylish bathroom suite with a walk-in shower completes the accommodation. The apartment also includes an airing cupboard and additional storage.

Further benefits include Double Glazing, Entry Phone System and sold with no onward chain.

Nestled on The Avenue, the areas premier residential road - the property enjoys a short distance to Worcester Park's vibrant high street and mainline station just 0.14 Miles away. The area is further served by outstanding green spaces and an array of highly requested Primary and Secondary Schools.

welcome to

## Drey Court, The Avenue, Worcester Park

- Studio Apartment
- First Floor
- 0.14 Miles to Worcester Park Railway Station
- No Onward Chain
- Juliet Balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 100.00

Ground Rent: 100.28

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£215,000**



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.barnardmarcus.co.uk/Property/WCP108062) barnardmarcus.co.uk/Property/WCP108062



Property Ref:  
WCP108062 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8330 0141**



WorcesterPark@barnardmarcus.co.uk



67 Central Road, Worcester Park, Surrey, KT4 8EB



**barnardmarcus.co.uk**