

Cromwells



Flat 7, Ophelia Court, 29 St. Philips Avenue

Worcester Park

£410,000

Flat 7

Ophelia Court, Worcester Park

'Beautiful'. NO CHAIN - Cromwells are delighted to offer to the market this stunning 2 bedroom, 2 bathroom top floor apartment. Ideally situated in a modern block comprising of only 7 flats, this property offers sizeable living accommodation with double doors on to a private balcony, 2 light filled bedrooms, one with a modern en-suite, modern bathroom, long lease, a B EPC, bike storage and allocated parking. Situated ideally for access to Worcester Park mainline station (zone 4), with links to Waterloo, a selection of bus routes and other amenities. Internal viewing is highly recommended to appreciate what this property has to offer.

Council Tax band: D

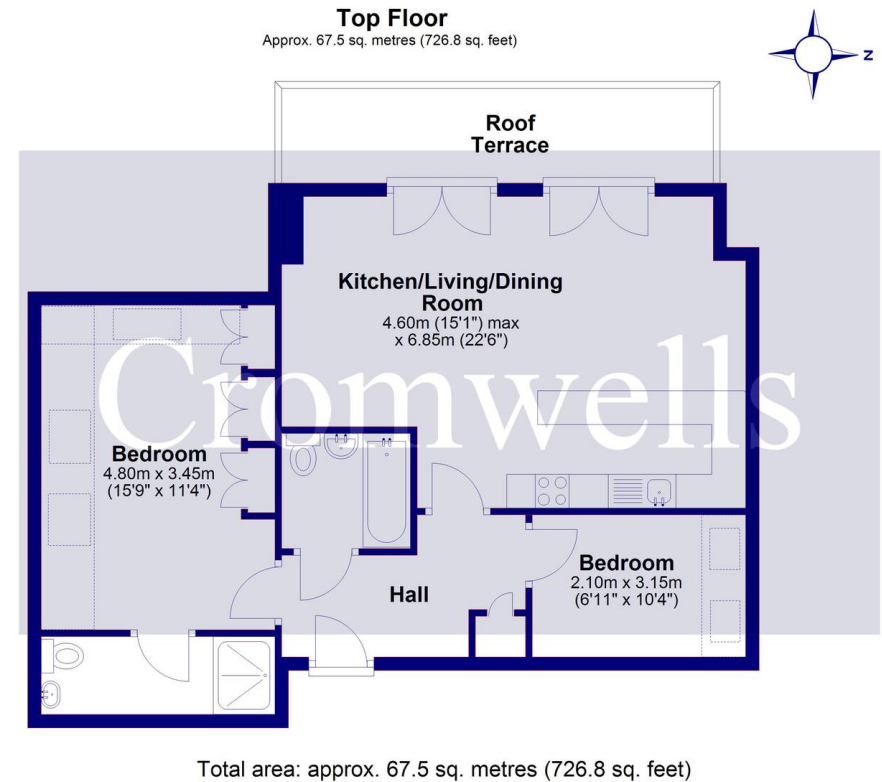
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Square Foot - approx. 726.8 sq.ft (67.5 sq.mt)

- EPC B Rated
- Allocated Parking
- Long Lease
- Private Balcony



Communal Front Door / Hallway

Wall mounted entry phone, carpeted, residents' post boxes, stairs to 2nd floor, stairs to basement which houses bike storage and electricity cupboard.

Front Door / Hallway

Carpeted, skylight, door to storage cupboard also housing fuse board, wall mounted entry phone, door to

Lounge, Kitchen, Diner

15' 1" x 22' 6" (4.59m x 6.85m)

Lounge - Wood effect flooring, double panel radiator, double glazed double doors to balcony, open to Kitchen/Diner - Range of modern white high gloss wall mounted units with matching cupboards and drawers below, granite work surfaces, inset stainless steel sink, integrated oven with gas hob and extractor fan above, integrated washer dryer, washing machine, fridge freezer, cupboard housing combination boiler, wood effect flooring, double glazed doors to balcony, double panel radiator.

Balcony

Decked, overlooking rear, lighting.



Bedroom 1

15' 9" x 11' 4" (4.80m x 3.45m)

Dual aspect Velux window to side and rear, carpeted, double panel radiator, range of fitted John Lewis fitted wardrobes and cupboards, fitted matching dresser and drawers, door to

En-suite

Modern 3-piece suite comprising a W/C wall mounted wash hand basin, full width shower with hand shower attachment, double panel radiator, tiled walls and floor.

Bedroom 2

6' 11" x 10' 4" (2.11m x 3.15m)

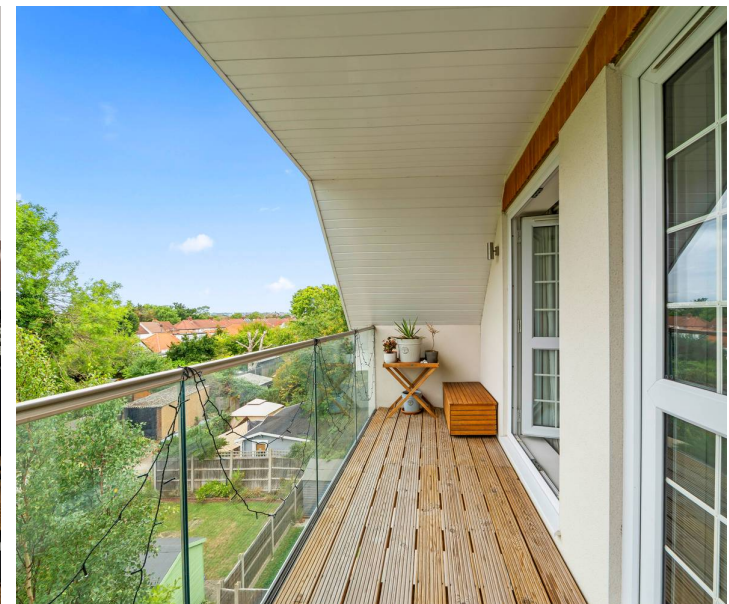
Velux window to side, carpeted, double panel radiator.

Bathroom

Modern 3-piece suite comprising a W/C, wash hand basin, tile enclosed bath with shower overhead, tiled walls and floor, double panel radiator.

Residents Car Park

Allocated parking.

Communal Refuse



Cromwells Estate Agents

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