



Weare House, Pondside Avenue, Worcester Park, KT4 8NJ

welcome to

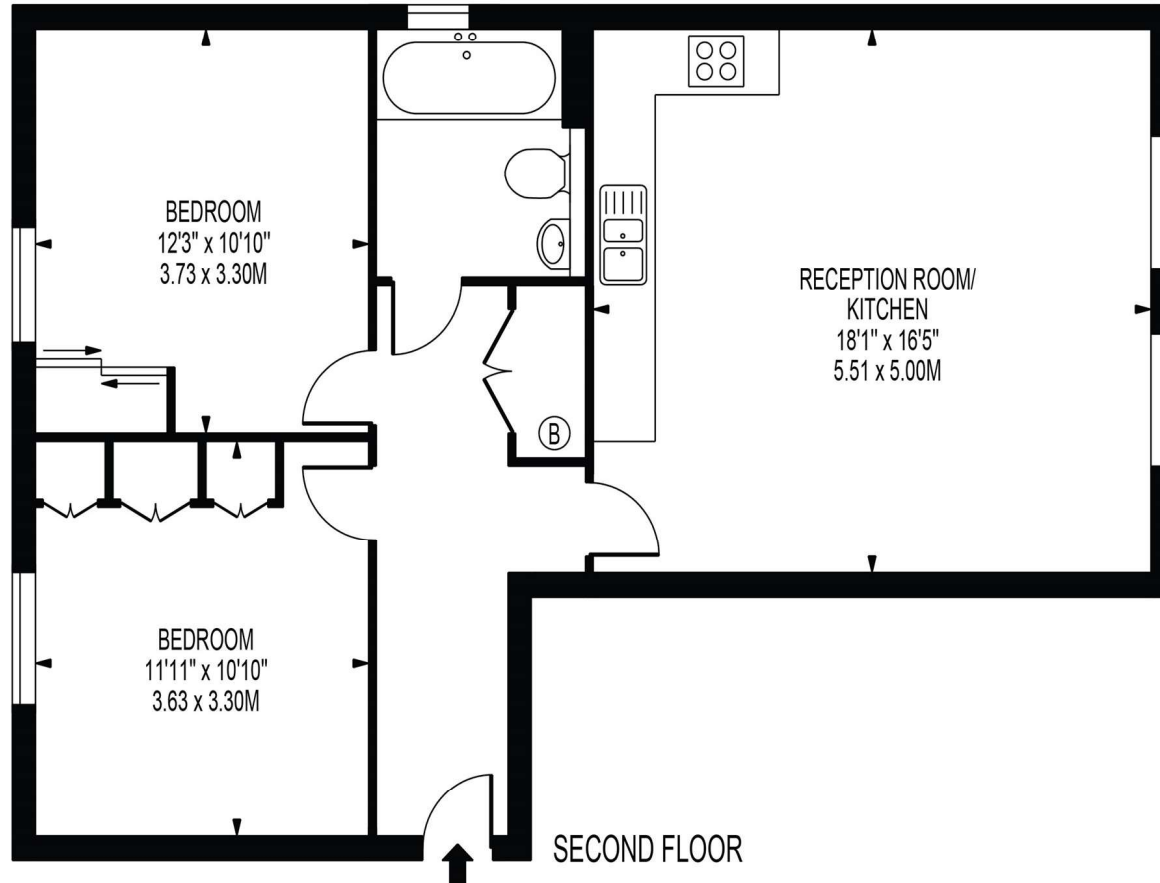
Weare House, Pondside Avenue, Worcester Park

A well-presented two bedroom top floor apartment nestled in the popular 'Hamptons Development' - approx 0.5 Mile from Worcester Park Railway Station. Benefits include 725 sq ft of spacious living accommodation and allocated parking space.



WEARE HOUSE, WORCESTER PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 716 SQ FT - 66.52 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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A very well presented two double bedroom top floor apartment in the popular Hampton's development. This super flat enjoys generous and well-appointed living space with a stylish kitchen and integrated appliances. The bright & airy flat represents an ideal first purchase.

The Hamptons is a fabulous New England inspired development of family homes and apartments built by St James Homes & Metropolitan Thames Valley set within 30 acres of landscaped parkland. The development comprises of lakes, jogging trails, tennis courts, children's play area, water features and a superbly equipped gymnasium within Maple Lodge, the community hall.

Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to Waterloo in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Airports. Bus services run to Morden's Northern Line Station in approx. 15 minutes. The attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Nandos, Costa, Cafe Nero, Starbucks, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and eateries to satisfy most culinary requests. Young families are attracted to the area's plethora of high performing schools and no less than seven parks.

welcome to

Weare House Pondsides Avenue, Worcester Park

- Spacious & Well Presented Two Double Bedroom Apartment
- Prestigious Hamptons Development
- Modern Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Allocated Car Parking Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2730.00

Ground Rent: 250.00

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.

£325,000



view this property online [barnardmarcus.co.uk/Property/WCP108199](https://www.barnardmarcus.co.uk/Property/WCP108199)



Property Ref:
WCP108199 - 0003

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Please note the marker reflects the postcode not the actual property