

Cromwells



Flat 6, Ophelia Court, 29 St. Philips Avenue

Worcester Park

£399,950

Flat 6

Ophelia Court, Worcester Park

Offered with 'No Onward Chain' is this delightful 2 bedroom, 2 bathroom, top floor apartment. The property forms part of a small modern block of only 7 homes. Offering a light filled open plan lounge/dining/kitchen with doors out to a private balcony. The kitchen is fully equipt with integrated appliance, a peninsula with seating, 2 light filled bedrooms, one with an ensuite shower room, long lease, allocated parking, bike storage, EPC rated B. Ideally located for access to a well stacked Worcester Park high street, bus routes, Worcester Park mainline station (zone 4) with links to London Waterloo. Viewing highly recommended.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

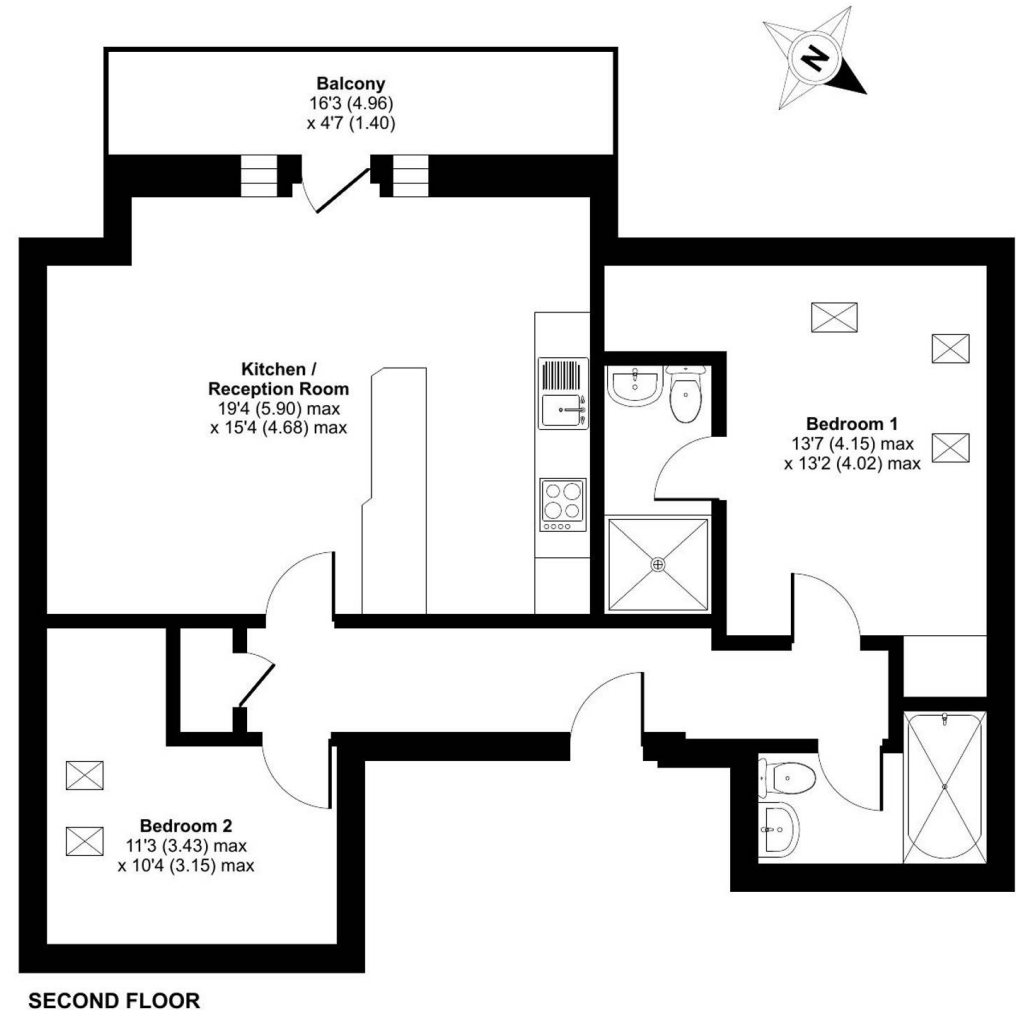
Square Foot – approx. 713 sq.ft (66.2 sq.mt)

- No Onward Chain
- Allocated Parking
- 2 Bedrooms, 2 Bathrooms
- Modern Select Development
- Long Lease
- Low Service Charge
- EPC Rating B

Philips Avenue, Worcester Park, KT4

Approximate Area = 713 sq ft / 66.2 sq m

For identification only - Not to scale



Communal Entrance

Stairs down to bike storage, stairs to 2nd floor landing, front door.

Hallway

Carpeted, wall mounted radiator, wall mounted entry phone, Velux window, door to large storage cupboard with fuse board.

Lounge / Diner / Kitchen

19' 4" x 15' 4" (5.90m x 4.68m)

Lounge / Diner – Wood effect flooring, radiators, double glazed doors to balcony, open to

Kitchen – Modern white high gloss units with drawers, granite work surfaces, integrated oven with hob and extractor above, integrated dishwasher, washing machine and fridge/freezer, wood effect flooring, centre peninsula with seating.

Balcony

16' 3" x 4' 7" (4.96m x 1.40m)

Private decked balcony to front aspect.



Bedroom

13' 7" x 13' 2" (4.15m x 4.02m)

Velux dual aspect windows, radiators, carpeted, bespoke fitted wardrobe, door to

En-Suite

Modern 3 piece suite comprising full width shower, w/c, wash hand basin, radiator, tiled walls and floor.

Bedroom

11' 3" x 10' 4" (3.43m x 3.15m)

Velux window, radiator, carpeted.

Bathroom

Modern white 3 piece suite comprising tile enclose bath with shower attachment, w/c, wash hand basin, radiator, tiled walls and floor.

Allocated Residents Parking



Cromwells Estate Agents

Cromwells Estate Agents, Brabham Court, 45 Central Road – KT4 8EA

02083376603 • admin@cromwellswpark.com • www.cromwellsestateagents.uk/