



Cromwells

Flat 2, 23 Cotswold Way, Worcester Park

Worcester Park

£250,000

Flat 2

23 Cotswold Way, Worcester Park

Offered to the market is this immaculately presented 1 bedroom, ground floor apartment, with 999 Year LEASE EXTENSION in progress. The property has been lovingly modernised by the current owners and currently comprises a bright lounge/diner, leading on to a modern kitchen this followed by a light filled bedroom with sizable fitted wardrobes, modern bathroom, allocated parking and EPC C rated. This apartment is situated within a popular and well maintained development, within walking distance to enjoy the amenities of Worcester Park and North Cheam including Worcester Park train station (zone 4), various bus routes and an array of shops and eateries. Internal viewing highly recommended to appreciate this beautiful apartment.

Council Tax band: C

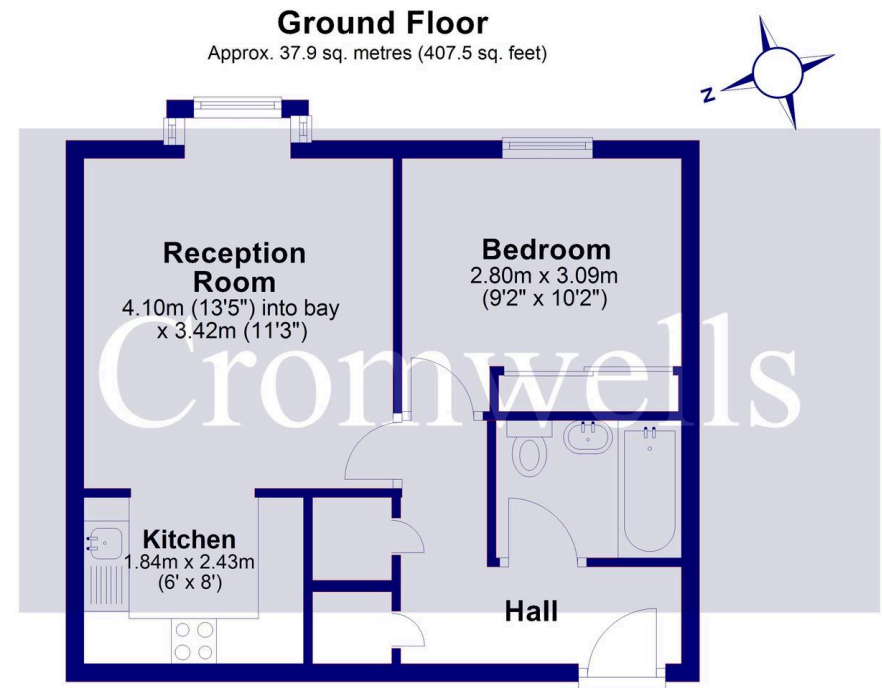
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Square Foot – approx. 407.5 sq.ft (37.9 sq.mt)

- Immaculately Presented Apartment
- Modern Kitchen
- Allocated Parking Space and Visitors Spaces
- Bright Bedroom with Fitted Wardrobes
- C Rated EPC



Total area: approx. 37.9 sq. metres (407.5 sq. feet)

Communal Entrance

Wall mounted entry phone, wall mounted post box.

Front Door / Hallway

Wood effect flooring, wall mounted entry phone, door to storage cupboard, further door to airing cupboard, door to

Lounge / Diner

13' 5" x 11' 3" (4.09m x 3.43m)

Double glazed bay window, modern wall mounted electric heater, wood effect flooring, archway to

Kitchen

6' 0" x 8' 0" (1.83m x 2.44m)

Modern range of white high gloss units with matching cupboards and drawers below, wooden style work surfaces, inset stainless steel sink and drainer, inset hob and extractor above, integrated electric oven, space for fridge freezer, space and plumbing for washing machine, panelled backsplash, wood effect flooring.



Bedroom

9' 2" x 10' 2" (2.79m x 3.10m)

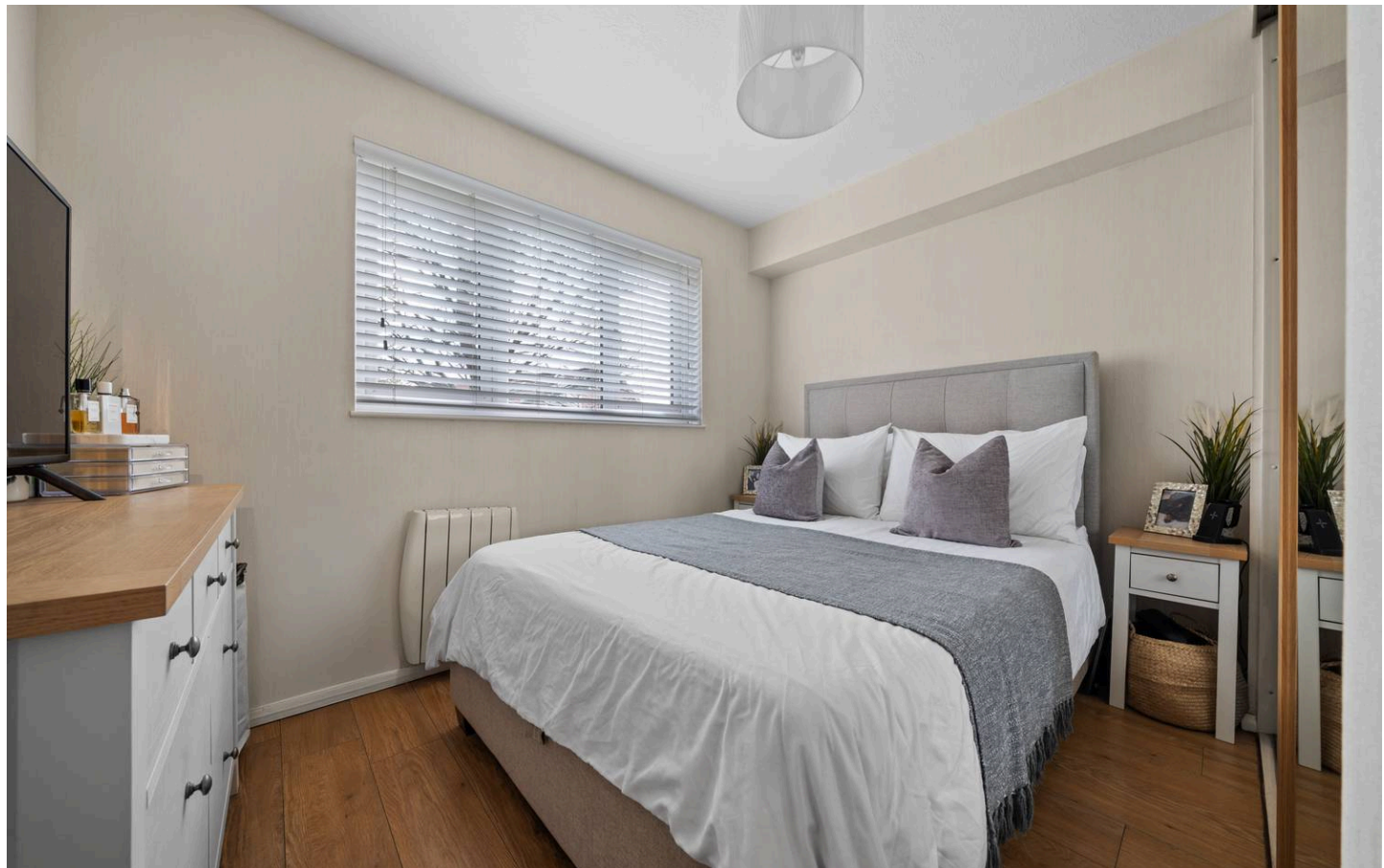
Double glazed window, modern wall mounted electric heater, wood effect flooring, fitted wardrobes.

Bathroom

Modern white 3 piece suite comprising panel enclosed bath with shower overhead, w/c, pedestal wash hand basin, part tiled walls, wood effect flooring.

Parking

1 allocated space, plus visitors parking.





Cromwells Estate Agents

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