

# Cromwells



**Wordsworth Drive, Sutton, SM3 8HH**  
**£85,000**

Cromwells are pleased to offer this well presented 1 bedroom apartment. This property is in a delightful over 60s community. The property offers bright lounge/diner, kitchen, double bedroom and bathroom. Being part of the community offers the option to utilise communal lounge, kitchen and social events. Each apartment has emergency cords installed in all rooms, residential manager and residents parking. Located ideally for access to bus routes, local shops, Nonsuch park and surrounding amenities. Internal viewing highly recommended.

No Chain · Residents Parking and Gardens ·  
Sought After Location · Double Glazing

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**Secure Front Entry Door -**

Lift and stairs to 1st Floor, communal lounge and kitchen.

**Front Door -**

**Hallway -**

Double glazed window to side, wall mounted electric fuse board, electric storage heater, carpeted, cupboard housing water cylinders, further storage cupboard, wall mounted assistance line, door to

**Lounge/Diner - 13' 5" x 10' 2" (4.09m x 3.10m)**

Double glazed window to front aspect, 2 electric storage heaters, carpeted, arch to

**Kitchen - 7' 7" x 7' 3" (2.31m x 2.21m)**

Range of wall mounted units and cupboards below, work surface, inset stainless steel sink, inset electric hob, integrated electric oven, space for fridge/freezer, space and plumbing for washing machine, double glazed window to side aspect.



**Bedroom - 13' 6" x 9' 0" (4.11m x 2.74m)**

Double glazed window to front aspect, electric storage heater, fitted wardrobe, carpeted.

**Bathroom -**

White 3-piece suite comprising panel enclosed bath with shower overhead, w/c, wash hand basin with vanity, wall mounted heater, assistance cord.

**Outside -**

Residents Parking Communal Gardens

**Communal Facilities -**

Communal Lounge, Communal Kitchen,  
Guest suite situated on ground floor.



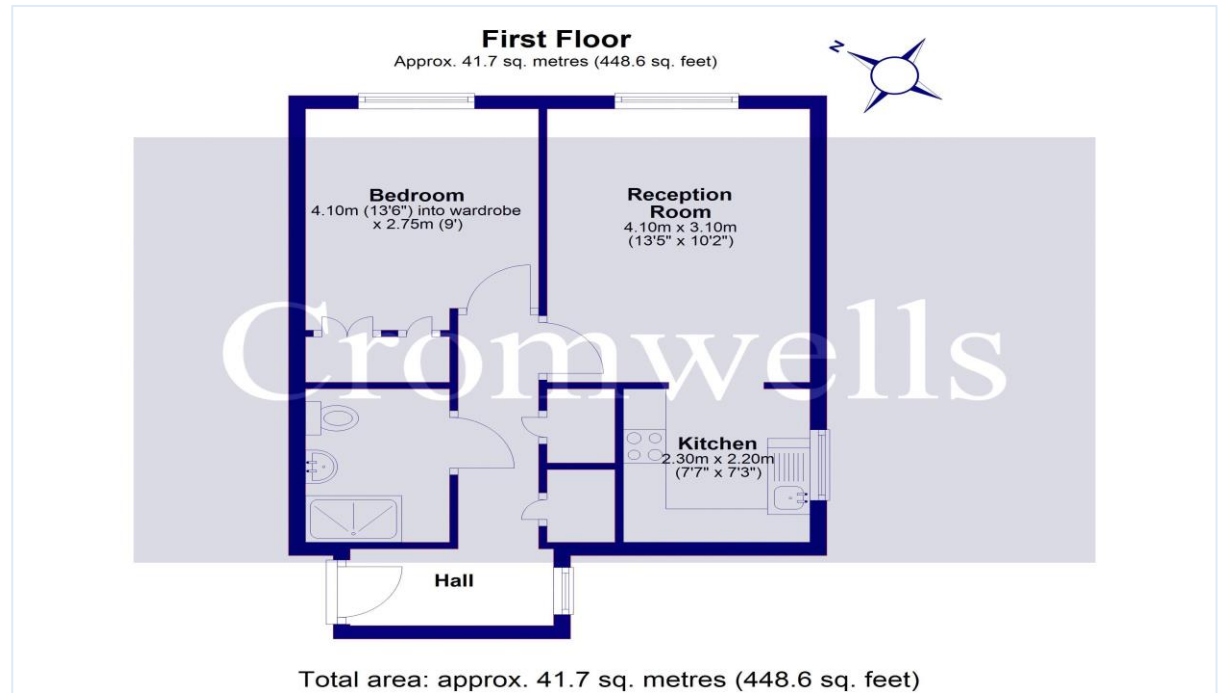
Council Tax - C  
 Tenure - Leasehold  
 Square Foot – approx. 448.6 sq. ft (41.7 sq.mt)

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Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

