

Flat 7, 27 Cotswold Way, Worcester Park, KT4 8HD



Guide price £320,000

WH WATSON HOMES
Estate Agents

This modern leasehold apartment is set within this established residential development in Worcester Park. Spanning an impressive 604 square feet, the property features a spacious open-plan living area that seamlessly integrates with a fitted kitchen, making it perfect for both relaxation and entertaining.

The apartment boasts two generous double bedrooms. The well-designed layout ensures that every corner of the home is utilised effectively, creating a warm and inviting atmosphere. Additionally, the property includes an easily accessible loft, offering extra storage.

Residents will appreciate the convenience of private parking, a valuable asset in this sought-after location. The quiet communal grounds surrounding the apartment enhance the sense of community and provide a peaceful retreat from the hustle and bustle of daily life.

Worcester Park Railway Station is within easy reach, making commuting to London and other nearby areas straightforward and efficient. This property is ideal for first-time buyers, small families, or those looking to downsize without compromising on quality or space.

In summary, this modern leasehold apartment on Cotswold Way presents an excellent opportunity to enjoy comfortable living in a desirable location. With its thoughtful design, convenient amenities, and tranquil surroundings, it is a property not to be missed.

Accommodation

Communal entrance

Stairs to 2nd floor (top floor)

Front door to,

Hallway

Grey laminate flooring, wall mounted mirror, wall mounted radiator, two storage cupboards, the second housing the hot water tank and providing additional storage space.

Open Plan Lounge / Kitchen

Grey laminate flooring, double-glazed windows. The kitchen area features a grey quartz work surface with blue high-gloss cupboards, a grey tiled splashback, and an integrated sink with brushed black steel multifunction mixer tap. Integrated appliances include a Lamona fridge, Lamona dishwasher, and a Lamona electric oven with induction hob and extractor fan above.

Bathroom

Light grey vinyl flooring with large grey wall tiles. Fitted with a low-level push button WC, freestanding sink with chrome mixer tap, heated chrome towel rail, and a large shower cubicle with square rainfall shower head and additional handheld attachment.

Bedroom One

Grey laminate flooring, double-glazed window, freestanding wardrobes and radiator.

Bedroom Two

Grey laminate flooring, double-glazed window and built-in wardrobe.

Loft

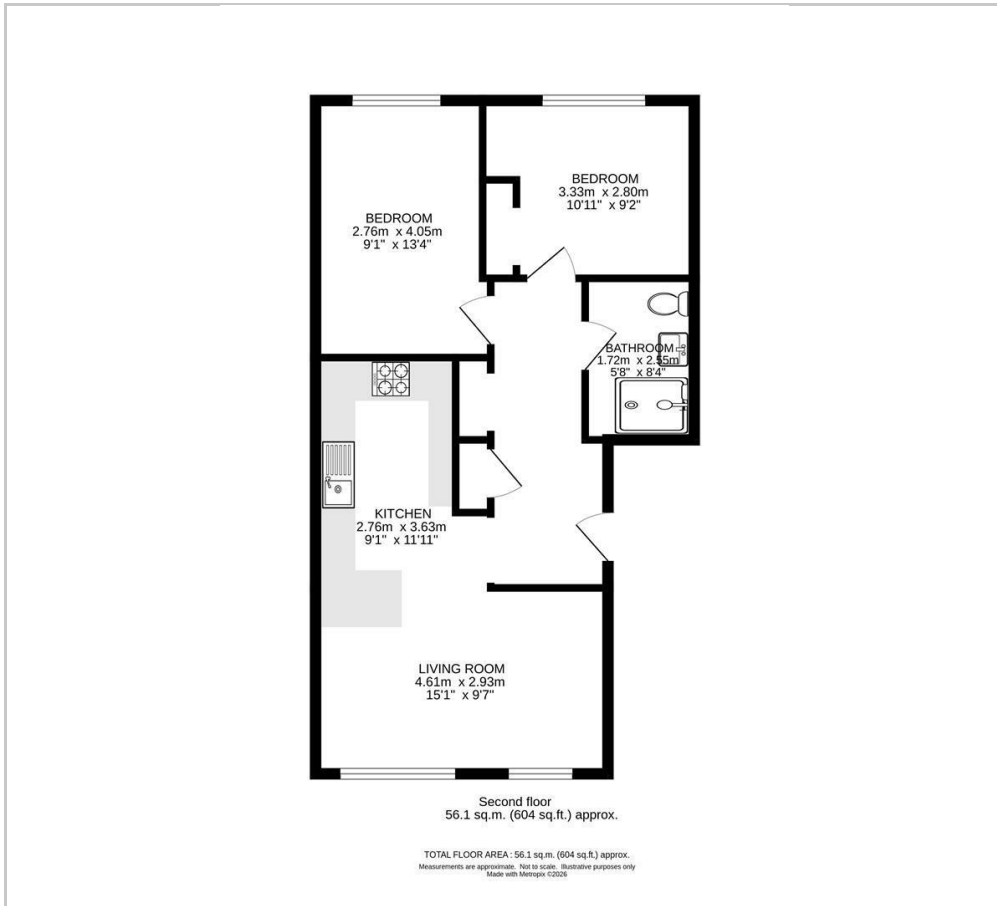
Boarded loft space with ladder and lighting.

BUYER'S INFORMATION

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Floor Plans



Additional Information

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686

if you wish to arrange a viewing appointment for this property or require further information.

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