

FOR SALE



Park Court, Park Road, New Malden KT3

GUIDE PRICE £450,000 Leasehold

 **2**

 **1**

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Property Description

Welcome to this charming two-bedroom split-level flat located in the highly sought-after Park Court on Park Road, New Malden. Set within a gated development, this delightful property offers a warm and inviting living space perfect for families or professionals alike.

Step inside to discover a spacious reception room filled with natural light, creating a welcoming atmosphere for relaxing and entertaining. The well-appointed bathroom serves the two comfortable bedrooms thoughtfully arranged across the split levels, providing both privacy and practicality. The property also benefits from a private garage, providing secure parking and additional storage.

One of the standout features of this lovely home is the private balcony, where you can enjoy your morning coffee or unwind in the evening while overlooking the beautifully maintained, large communal gardens. Residents also benefit from allocated parking, adding convenience to everyday living.

Situated in a fantastic location, Park Court offers easy access to local amenities, excellent transport links, and the vibrant community spirit of New Malden. This property presents a wonderful opportunity to own a comfortable and inviting home in a desirable area.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	78	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







Ground Floor



Floor 1



Approximate total area⁽¹⁾
628 ft²
58.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 954 years remaining

Service Charge – £1,450

Ground Rent – Peppercorn

Building Insurance – £280

Council Tax Band – C

Local Authority – Kingston upon Thames Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

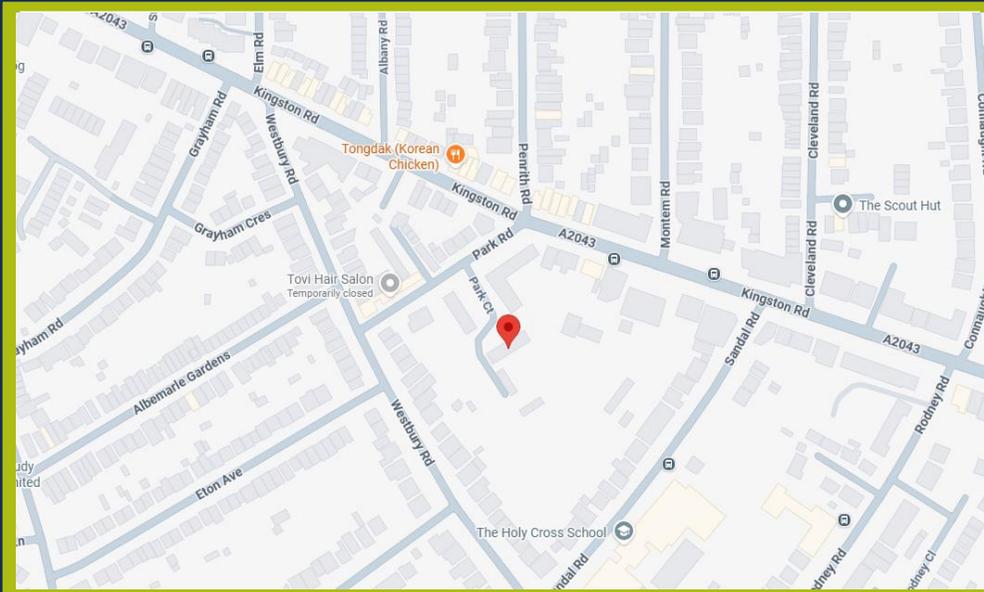


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

