

Cromwells



135 Cheam Common Road, Worcester Park, KT4 8SY

Being sold via Secure Sale online bidding. Terms & Conditions apply. Auction Guide £250,000

Offered with No Onward Chain is this beautiful penthouse 1- bedroom apartment. Occupying the top floor of this modern block, consisting of only 3 properties is this immaculate 1-bedroom apartment. The property is only 5 years old and offers around 714 square feet of space, including open plan lounge with vaulted ceiling and underfloor heating, stylish fitted kitchen with dining area, dressing nock with bespoke storage, bedroom with bespoke storage, large modern bathroom and allocated parking. Ideally located centrally for access to Worcester Park, with a selection of transport links including bus routes and mainline station (zone 4), close to a well stocked Worcester Park high street and North Cheam amenities, along with Nonsuch Park near by, Internal viewing highly recommended.

No Chain · Allocated Parking ·
Long Lease · EPC Rating B

Communal Front Door -

Entry phone with camera, stairs to 2nd floor.

Front Door -

Lounge - 15' 5" x 13' 0" (4.70m x 3.96m)

Double glazed window to rear aspect, fitted blinds, wood effect flooring, underfloor heating, wall mounted thermostat, door to large storage cupboard, open to dressing room.

Dressing Room -

Bespoke fitted wardrobes and cupboards, drawers.

Kitchen/Diner - 14' 8" x 8' 8" (4.47m x 2.64m)

Range of floor standing concrete effect cupboards and drawers with matching work surfaces, further high gloss units housing fridge/freezer, 'Bosch' oven and 'Bosch' microwave combination oven, stainless steel sink, inset 'Bosch' hob with extractor above, integrated washing machine and dishwasher, tiled back splash, 'Velux' roof light with electric remote open and self-clean.



Bedroom - 12' 0" x 11' 6" (3.65m x 3.50m)

Double glazing window to side aspect, fitted blinds, range of bespoke wardrobes and cupboards, wood effect flooring, underfloor heating, wall mounted thermostat.

Bathroom -

Large modern 3 piece suite comprising tile enclose bath with shower overhead, w/c, wash hand basin with drawers below, tiled walls and floor, chrome radiator, 'Velux' window.

Parking -

Allocated parking space.

Council Tax - B

Tenure - Leasehold

Square Foot – 675.2 sq.ft (62.7 sq.mt)

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Disclaimer

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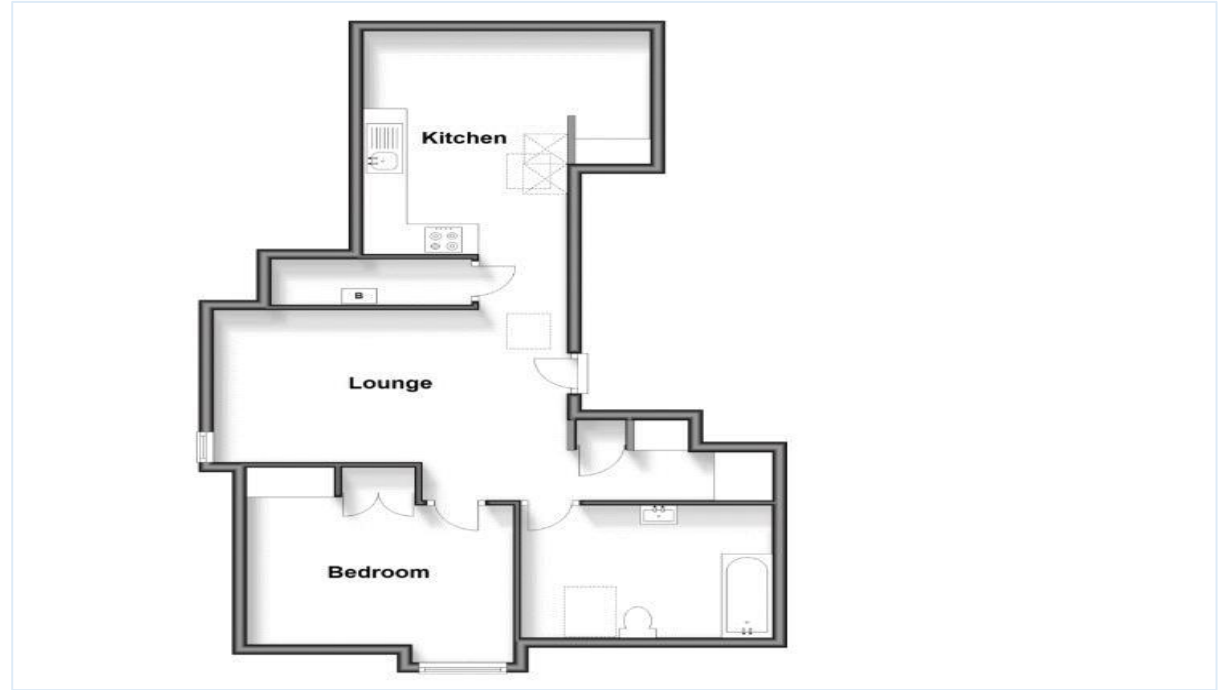


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In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

