



**Cotswold Way, Worcester Park, KT4 8HD**



**welcome to**

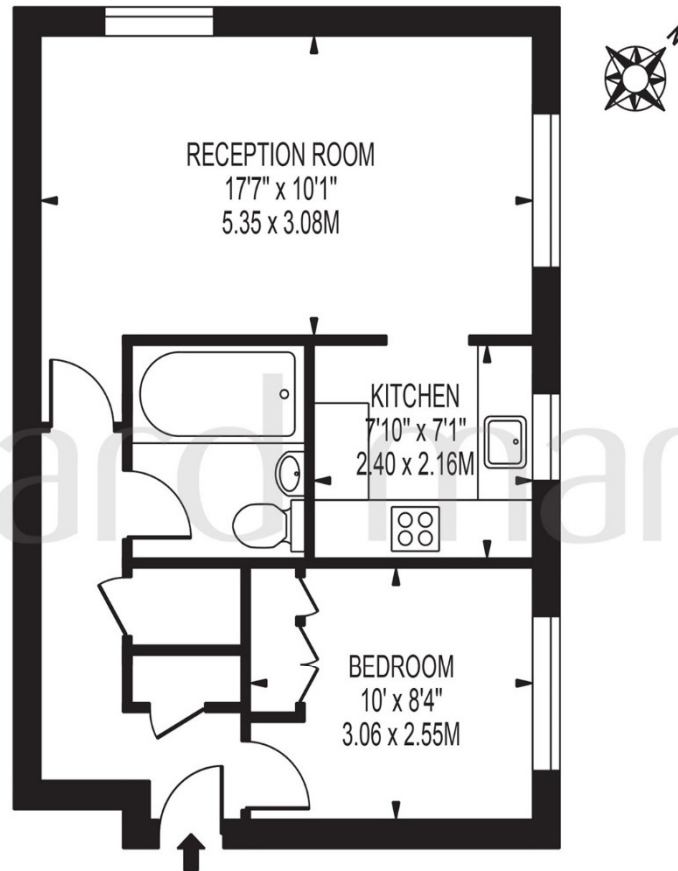
**Cotswold Way, Worcester Park**

A Meticulously cared for and recently upgraded one bedroom apartment set within a sought-after development located 0.7 Miles to Worcester Park High Street. Benefits include Allocated Parking Space, Underfloor Heating and sold with No onward chain.



## COTSWOLD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 466 SQ FT - 43.26 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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Very few apartments offer as much as Cotswold Way.

Set on the ground floor of a quiet well serviced apartment block, this super property warrants immediate inspection to appreciate the vastly upgraded living accommodation, making it an ideal first-time purchase, downsize or investment opportunity. The property itself offers 466 sq. ft. of well-appointed living space and is presented in outstanding condition throughout. In our opinion, the heart lies within the reception area which has been tastefully decorated and further benefits from ample natural light and adjoining fitted kitchen, making it a perfect area for those who love to entertain. The modern kitchen is fitted with a range of contemporary units and integrated appliances. The bedroom is generously sized, offering plenty of natural light and built-in storage options, while the recently upgraded bathroom is presented to a high standard.

Outside, the property benefits from a well-kept communal setting and residents' parking, adding further appeal. The location is superb - nestled in a peaceful residential area yet just moments from local amenities, transport links, and highly regarded schools. Worcester Park High Street, with its array of shops, cafés, and restaurants, is within easy reach, as are transport connections into Surrey and central London.

This delightful property truly offers a fantastic opportunity to move straight in and enjoy everything Worcester Park has to offer.

welcome to

## Cotswold Way, Worcester Park

- Ground Floor Flat
- 0.7 Miles to Worcester Park Railway Station
- Spacious Double Bedroom
- Great Transport Links
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1361.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £270,000



**view this property online** [barnardmarcus.co.uk/Property/WCP108147](https://barnardmarcus.co.uk/Property/WCP108147)



Property Ref:  
WCP108147 - 0002

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Please note the marker reflects the  
postcode not the actual property