

# Cromwells



**Brookview Lodge Green Lane, Worcester Park, KT4 8GA**  
**£260,000**

Offered to the market is this 2 bedroom, 2nd floor retirement apartment. Set in a delightful retirement community, providing residents lounges, terrace, residents parking and gardens. The property comprises lounge, kitchen, 2 bedrooms, bathroom. Situated a short stroll from Worcester Park high street with great transport links including Worcester Park mainline station, various bus routes, selection of great shops, along with other amenities. This apartment does also fall within the London Borough of Sutton. Viewing essential to appreciate this lovely property.

Communal Gardens · Lift Service ·  
London Borough of Sutton ·

---

**Residents Entry -**

Secure entry phone, post boxes, lift to 2nd floor apartment.

**Front Door -**

**Hallway -**

Carpeted, radiator, coving, door to large cupboard housing electric combi boiler, door to coat cupboard housing fuse box, further door to

**Lounge - 12' 6" x 20' 0" (3.81m x 6.09m)**

Double glazed window to rear aspect, plantation shutters, 'Velux' windows to side aspect, radiators, carpeted, door to

**Kitchen - 9' 6" x 9' 10" (2.89m x 2.99m)**

'Velux' window to side aspect, range of wall units with cupboards and drawers below, inset stainless steel sink with mixer tap and drainer, electric oven, gas hob with extractor above, space and plumbing for washing machine fridge, freezer and dishwasher.



**Bedroom 1 - 9' 2" x 16' 1" (2.79m x 4.90m)**

Double glazed window to front aspect with plantation shutter, fitted wardrobe, radiator, carpeted.

**Bedroom 2 - 9' 2" x 12' 9" (2.79m x 3.88m)**

Double glazed window to rear aspect with plantation shutters, fitted wardrobes, radiator, carpeted, coving.

**Bathroom -**

4-piece suite comprising of panel enclosed bath, mixer tap and shower attachment, wash hand basin, low level w/c, walk in shower with tiled surround and glass panel door, part tiled walls, extractor fan, lino flooring, radiator.

**Residents Facilities -**

Residents lounge, terrace, communal gardens and bookable guest suite, along with a block manager.

**Residents Parking -**

Residents parking, these are not allocated.



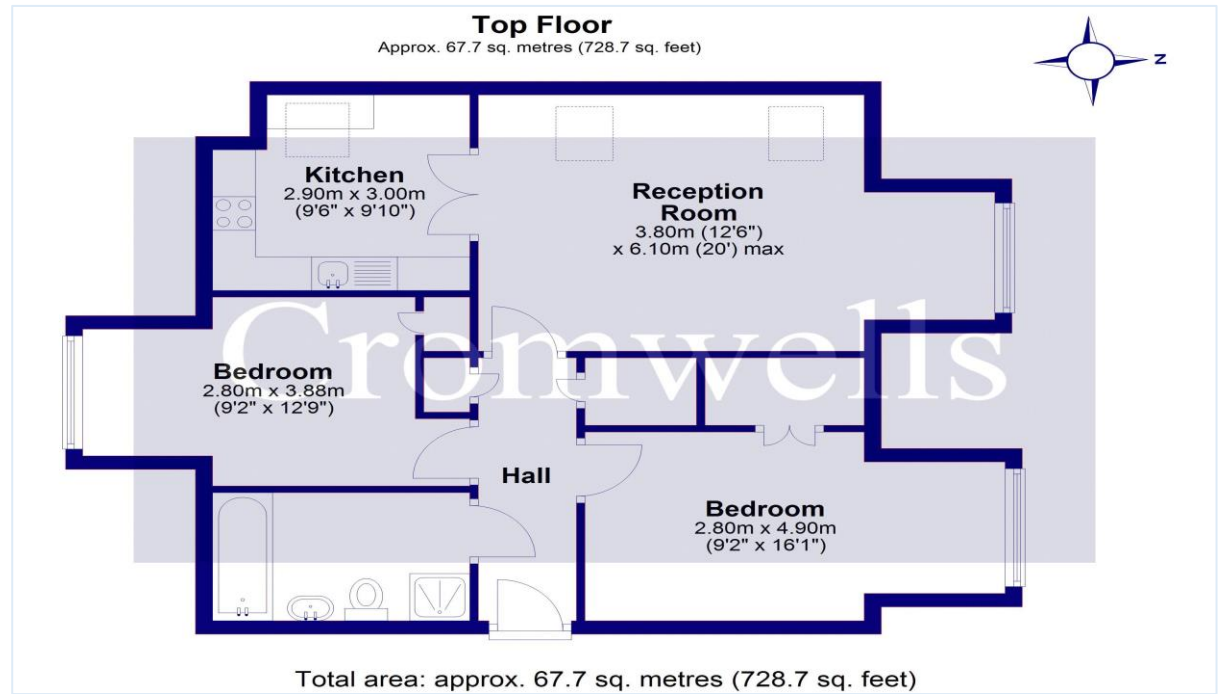
Council Tax - D  
 Tenure - Leasehold  
 Square Foot – Approx. 728.7 sq.ft (67.7 sq.mt)

Brabham Court, 45 Central Road  
 Worcester Park  
 Surrey  
 KT4 8EA

020 8337 6603  
 admin@cromwellswpark.com

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
92-100	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

