

Cromwells

Flat 8, 33 The Avenue, Worcester Park

Worcester Park

£360,000

# Flat 8

33 The Avenue, Worcester Park

Situated on the sought after location 'The Avenue' is this 2 bedroom apartment. The property has benefitted from a total modernisation throughout including modern eat in kitchen, electric combination boiler, modern bathroom along with light filled lounge/diner and garage en-bloc. Located ideally for access to Worcester Park mainline station (zone 4), bus routes, A3 plus a well stocked high street. Internal viewing highly recommended.

Council Tax band: C

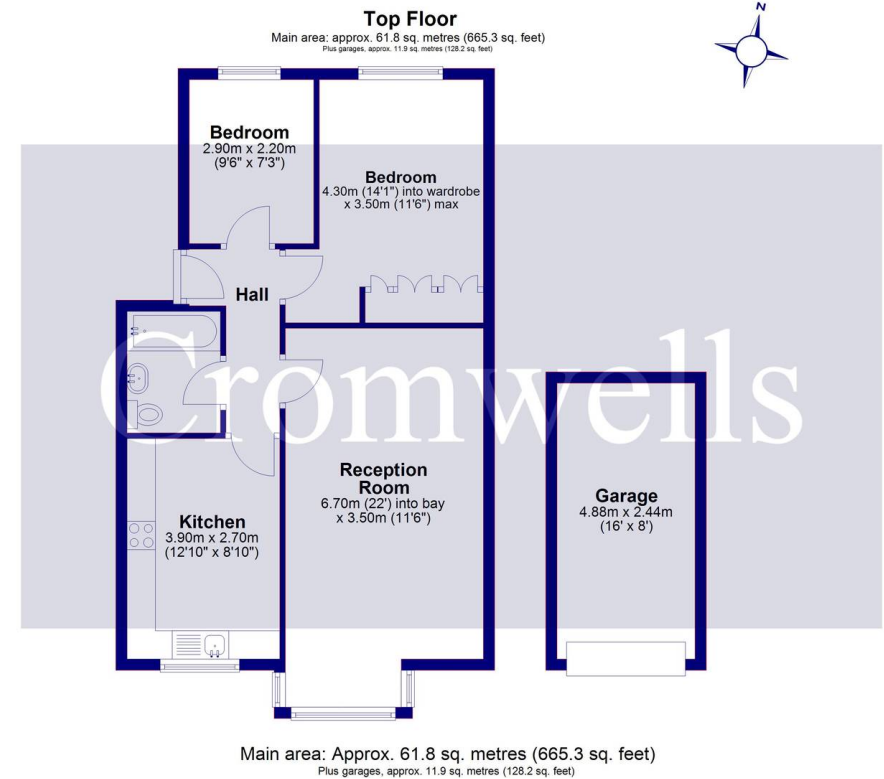
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

Square Foot – approx. 665.3 sq.ft (61.8 sq.mt)

- Modern Kitchen and Bathroom
- Highly Sought After Location
- Garage En-Bloc
- Modern Electric Boiler



**Communal Entry Doors**

Secure entry phone, stairs to 2nd floor landing.

**Front Door / Hallway**

Wall mounted entry phone, carpeted, radiator, loft access (pull down ladder), door to

**Lounge / Diner**

22' 0" x 11' 6" (6.70m x 3.50m)

Double glazed window to front aspect, carpeted, radiator.

**Kitchen**

12' 10" x 8' 10" (3.91m x 2.69m)

Modern range of Shaker style wall mounted units with cupboards and drawers below, wooden work surface and wooden understand, integrated double oven with electric hob and extractor above, space for fridge/freezer, space and plumbing for washing machine, cupboard housing electric boiler, tiled floor, double glazed window to front aspect.



### **Bathroom**

Modern 3-piece suite comprising panel enclosed bath with shower overhead, wash hand basin with vanity below, w/c, tiled walls, extractor fan, wall mounted illuminated mirrored cupboard, shaver point, chrome towel radiator.

### **Bedroom 1**

14' 1" x 11' 6" (4.29m x 3.50m)

Double glazed window to rear aspect, radiator, carpeted, range of fitted wardrobes.

### **Bedroom 2**

9' 6" x 7' 3" (2.90m x 2.20m)

Double glazed window to rear aspect, radiator, carpeted.

### **Garage en Bloc**

16' 0" x 8' 0" (4.87m x 2.44m)

En-bloc, up and over door.

### **Parking**

Residents parking , communal bin store.





## Cromwells Estate Agents

Cromwells Estate Agents, Brabham Court, 45 Central Road – KT4 8EA

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