



## FLAT 2, 135 CHEAM COMMON ROAD WORCESTER PARK, KT4 8SY

£400,000  
LEASEHOLD

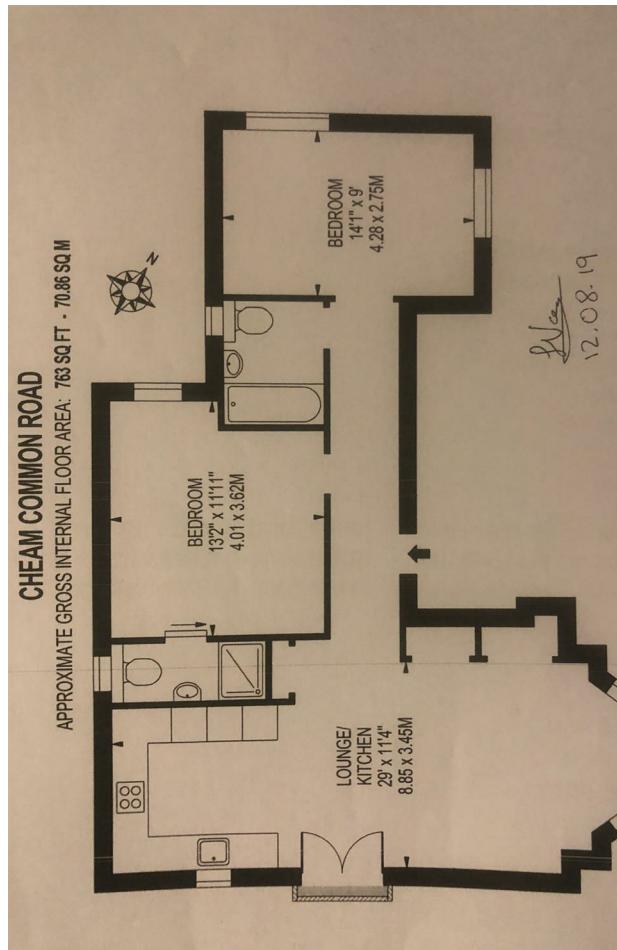
This beautifully presented two-bedroom, two-bathroom apartment is situated on the ever-popular Cheam Common Road in Worcester Park and offers contemporary living in a modern development completed in 2019.

The property features a bright and spacious open-plan living, dining and kitchen area, finished to a high standard and ideal for both everyday living and entertaining. The modern kitchen is sleek and well-appointed, seamlessly flowing into the living space and benefiting from excellent natural light.

There are two generously sized double bedrooms, with the principal bedroom enjoying the benefit of a stylish en-suite shower room. A further modern family bathroom serves the second bedroom and guests. The apartment is finished to a high specification throughout and has been immaculately maintained.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	89
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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