



Cromwells

Flat 6, Brinkley Court, 32 Brinkley Road

Worcester Park

Guide Price **£275,000**

Flat 6

Brinkley Court, Worcester Park

A beautifully presented and generously proportioned one-bedroom, second-floor apartment located just moments from Worcester Park High Street and Mainline Train Station. Worcester Park Station offers frequent commuter services to Central London, while the bustling high street provides an excellent selection of shops, bars, and restaurants, including Waitrose, Pizza Express, Costa Coffee, and Starbucks. The property features a private ground-floor entrance leading up a stairwell to a central hallway on the second floor. Inside, you'll find a spacious sitting room that seamlessly connects to a modern fitted kitchen, complete with a Juliet balcony overlooking the well-kept gardens at the rear. The large main bedroom boasts fitted wardrobes and a dedicated workspace, while the stylish bathroom/W.C. is finished to a high standard. All windows have been fitted with elegant timber shutters that add a touch of classic charm while providing excellent light control and privacy. Externally, the property benefits from off-street parking and beautifully maintained south-facing communal gardens that enjoy plenty of sunshine throughout the day. This property presents an excellent opportunity for first time buyers, investors or those seeking a comfortable home in a well-connected & thriving area.

Council Tax band: D

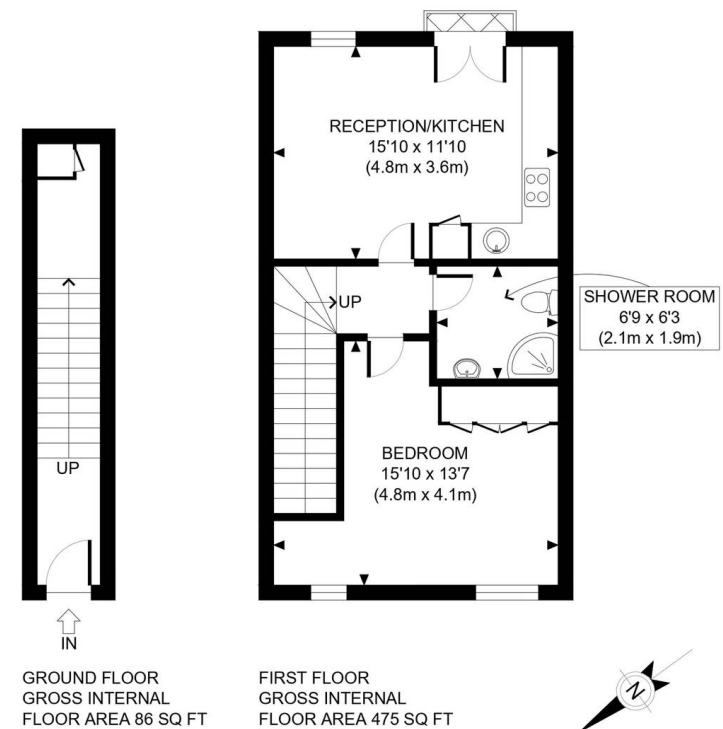
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Square Foot – approx. 561 sq.ft (52 sq.mt)

- Share of Freehold
- Allocated Parking
- Open Plan Kitchen / Dining
- Double Glazing
- Gas Central Heating



APPROX. GROSS INTERNAL FLOOR AREA: 561 SQ FT/ 52 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Private Entrance

Front door, carpeted stairs to 1st floor, radiator.

Hallway

Storage cupboard, wooden laminate flooring.

Lounge / Kitchen

15' 8" x 11' 8" (4.78m x 3.56m)

Lounge - Double glazed windows with timber shutters, large open plan, double glazed patio doors with Juliet balcony overlooking communal gardens, wooden laminate flooring, double panel radiator. Kitchen - Range of high and low kitchen units, integrated fridge freezer, stainless steel sink with stainless steel mixer taps, low level electric oven, stainless steel gas hob & integrated ventilation hood, combi boiler, integrated dishwasher, integrated washing machine, spotlights.



Shower Room

6' 11" x 6' 3" (2.10m x 1.90m)

Modern bathroom suite comprising of walk-in shower with stainless steel mixer taps & glass toiletries shelf, low level WC sink with stainless steel mixer tap, part tiled walls, tiled floor, stainless steel towel radiator.

Bedroom

16' 2" x 13' 3" (4.93m x 4.04m)

Double glazed windows with timber shutters, large, fitted wardrobes, wooden laminate flooring, double panel radiator.

Communal Gardens

South-facing communal gardens.

Allocated Parking

Off-street parking.





Cromwells Estate Agents

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