



Worcester Court, Salisbury Road, Worcester Park

The **PERSONAL** Agent

Guide Price £219,950

Leasehold

- Two double bedrooms
- Retirement apartment
- Modern updated kitchen
- Double aspect lounge/dining Room
- Communal residents lounge
- Residents and visitors parking
- No ongoing chain
- Directly opposite Auriol Park
- Highly sought after, practical location
- Wonderful, private communal gardens

Situated in a sought after retirement development designed specifically for the over 60's and located opposite Auriol Park, is this rarely available, two double bedroom top floor apartment.

The property was originally a three bedroom home that has been sympathetically amended to create an even more spacious lounge/dining room, and the remaining spacious double bedrooms both measure over 14ft in length.

The kitchen has been refitted during the current owner's time at the property and has been extremely well looked after since. The stylish shower room has been similarly well cared for.

The property is surrounded by well kept communal gardens and ample parking for residents and their guests. there is a guest suite available for visitors. Early viewing highly recommended by sole agents. No chain.

The property benefits from lift service to all floors, security entry



system, pull cord emergency system and use of the communal residents lounge on the ground floor.

Worcester Park offers a large choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, with Kingston just a short drive away offering a more comprehensive range of shops. Worcester Park also offers great access to public transport.

The property is within close proximity of Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

If you are considering making a downsize move we would recommend that you view this property. Such is the rarity of this opportunity we are inviting applicants to lodge their immediate interest, at which point we will arrange your private showing.

Tenure - Leasehold

Length of lease (years remaining) - 88

Annual ground rent amount (£) - N/A

Annual service charge amount (£) - 6000

Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

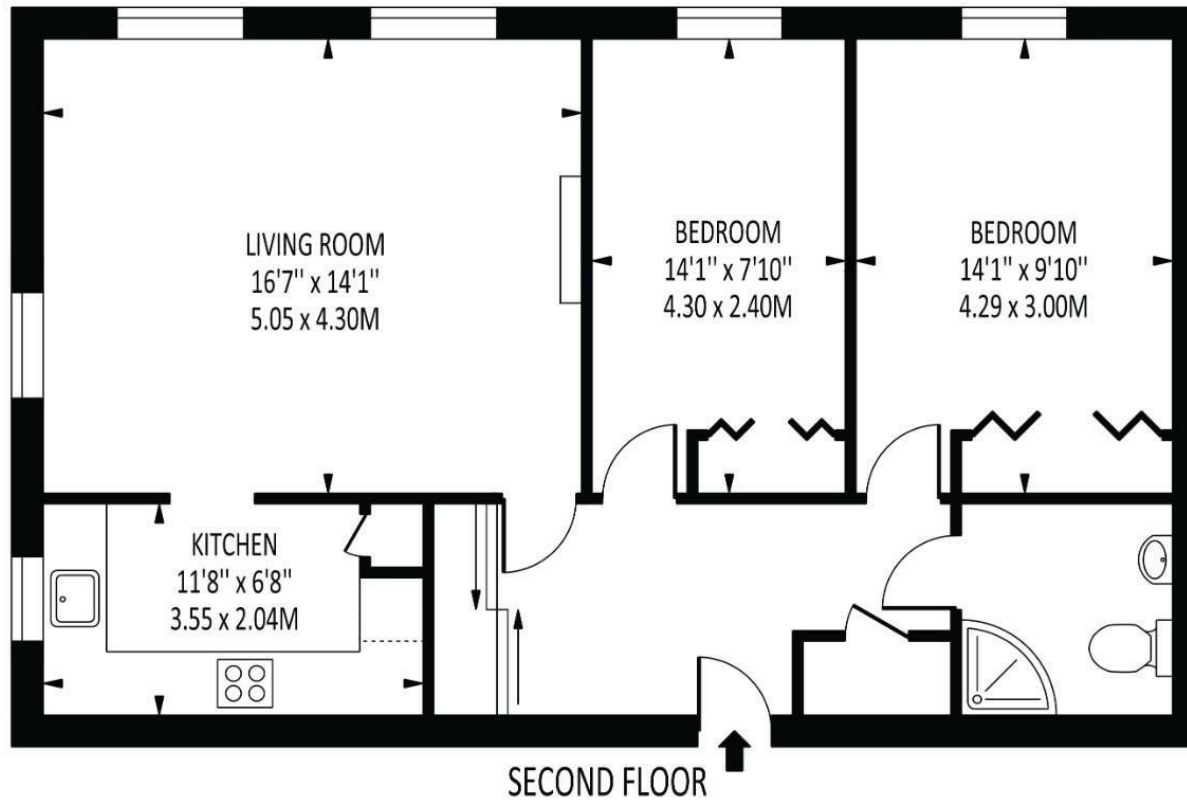




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Total Area: 737 SQ FT • 68.48 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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

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