

Cromwells



Wordsworth Drive, Sutton, SM3 8HH
£94,500

Cromwells are pleased to offer this well presented 1 bedroom apartment. This property is in a delightful over 60s community. The property offers bright lounge/diner, kitchen, double bedroom and bathroom. Being part of the community offers the option to utilise communal lounge, kitchen and social events. Each apartment has emergency cords installed in all rooms, residential manager and residents parking. Located ideally for access to bus routes, local shops, Nonsuch park and surrounding amenities. Internal viewing highly recommended.

No Chain · Residents Parking and Gardens ·
Sought After Location · Double Glazing

Secure Front Entry Door -

Lift and stairs to 1st Floor, communal lounge and kitchen.

Front Door -

Hallway -

Double glazed window to side, wall mounted electric fuse board, electric storage heater, carpeted, cupboard housing water cylinders, further storage cupboard, wall mounted assistance line, door to

Lounge/Diner - 13' 5" x 10' 2" (4.09m x 3.10m)

Double glazed window to front aspect, 2 electric storage heaters, carpeted, arch to

Kitchen - 7' 7" x 7' 3" (2.31m x 2.21m)

Range of wall mounted units and cupboards below, work surface, inset stainless steel sink, inset electric hob, integrated electric oven, space for fridge/freezer, space and plumbing for washing machine, double glazed window to side aspect.



Bedroom - 13' 6" x 9' 0" (4.11m x 2.74m)

Double glazed window to front aspect, electric storage heater, fitted wardrobe, carpeted.

Bathroom -

White 3-piece suite comprising panel enclosed bath with shower overhead, w/c, wash hand basin with vanity, wall mounted heater, assistance cord.

Outside -

Residents Parking Communal Gardens

Communal Facilities -

Communal Lounge, Communal Kitchen,
Guest suite situated on ground floor.



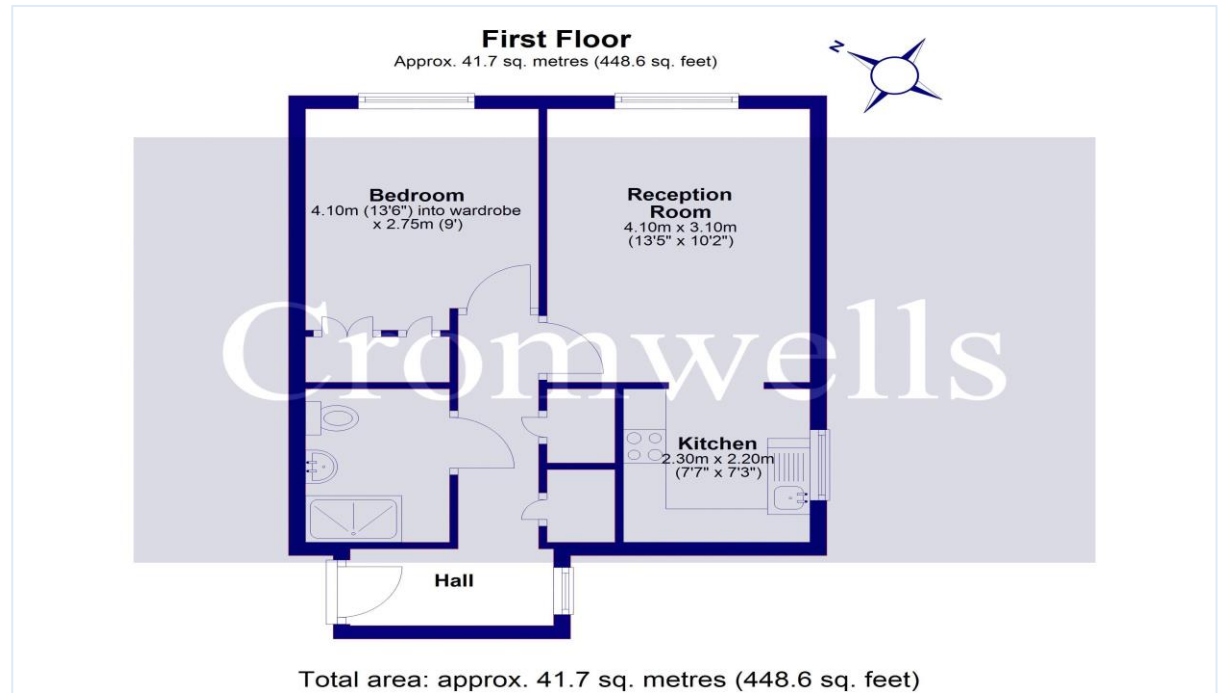
Council Tax - C
 Tenure - Leasehold
 Square Foot – approx. 448.6 sq. ft (41.7 sq.mt)

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

020 8337 6603
 admin@cromwellswpark.com

Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

