

Cromwells



Flat 2, St. Philips Court St. Philips Avenue, Worcester Park

Worcester Park

£305,000

Flat 2

St. Philips Court St. Philips Avenue, Worcester Park

Cromwells are delighted to present this 2 bedroom 1st floor maisonette. The property has been under the same ownership for the last 50 years and now offers the new owners the chance to completely modernise and refurbish throughout. Along with a share of freehold, 2 double bedrooms and private garden. Located ideally for access to Worcester Park high street, mainline station (zone 4), and a selection of shops, nurseries and schools. Internal viewing highly recommended.

Council Tax band: C

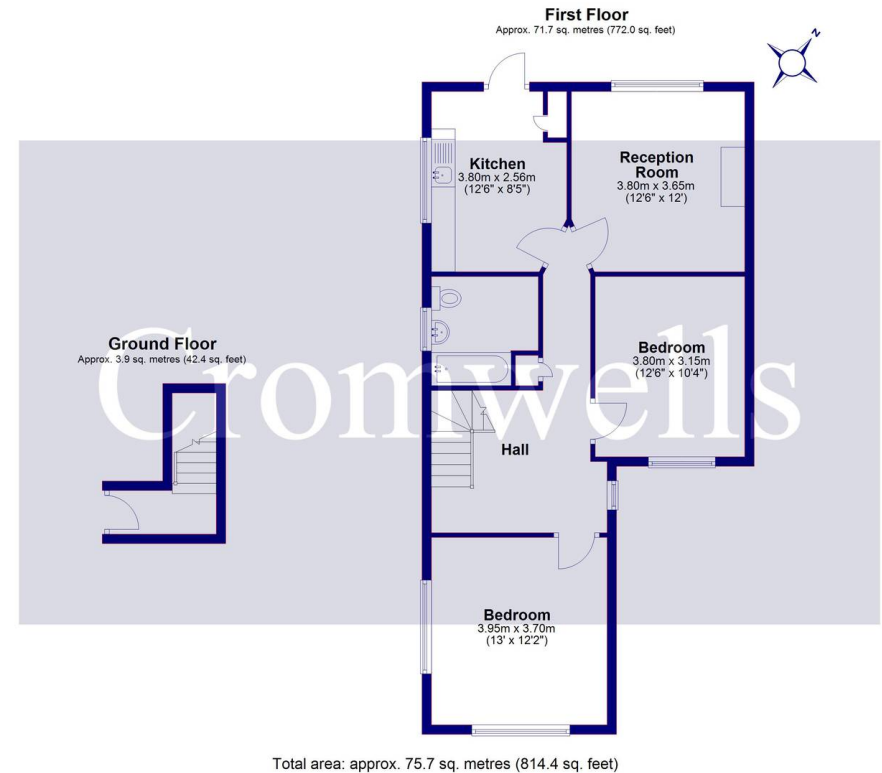
Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

Square Foot – approx. 814.4 sq. ft (75.7 [sq.mt](#))

- NO CHAIN
- Share of Freeghhold
- Private Garden
- Opportunity to Completely Re-Modernise



Front Door

Door to storage cupboard.

Stairs to 1st Floor Landing

Double glazed window to side aspect, electric heater, loft access, door to airing cupboard housing hot water cylinder, door to

Lounge

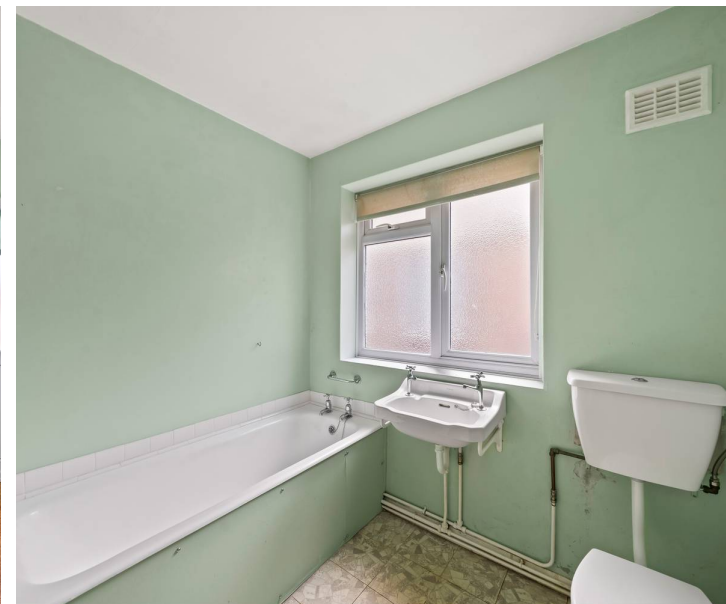
12' 6" x 12' 0" (3.81m x 3.65m)

Double glazed window to rear aspect, fireplace with electric heater.

Kitchen

12' 6" x 8' 5" (3.81m x 2.56m)

Range of free standing units and drawers with double cupboard above, space for oven and fridge/freezer, space and plumbing for washing machine, inset stainless steel sink, work surface, built in cupboards, double glazed window to side aspect, double glazed door to



Bathroom

3 piece suite comprising panel enclosed bath, w/c, wall mounted wash hand basin, tiled floor, double glazed window to side aspect.

Bedroom 1

13' 0" x 12' 2" (3.96m x 3.71m)

Double glazed dual aspect window to front and side aspect, electric heater.

Bedroom 2

12' 6" x 10' 4" (3.81m x 3.15m)

Double glazed window to front aspect.

Garden

Stairs down to private garden, side access, established plum tree.





Cromwells Estate Agents

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

02083376603 • admin@cromwellswpark.com • www.cromwellsestateagents.uk/