

Cromwells



Flat 21, Brook Court, 78 Wordsworth Drive

Sutton

£79,950

Flat 21

Brook Court, Sutton

Cromwells are pleased to offer this well presented 1 bedroom apartment. This property is located 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.

Council Tax band: C

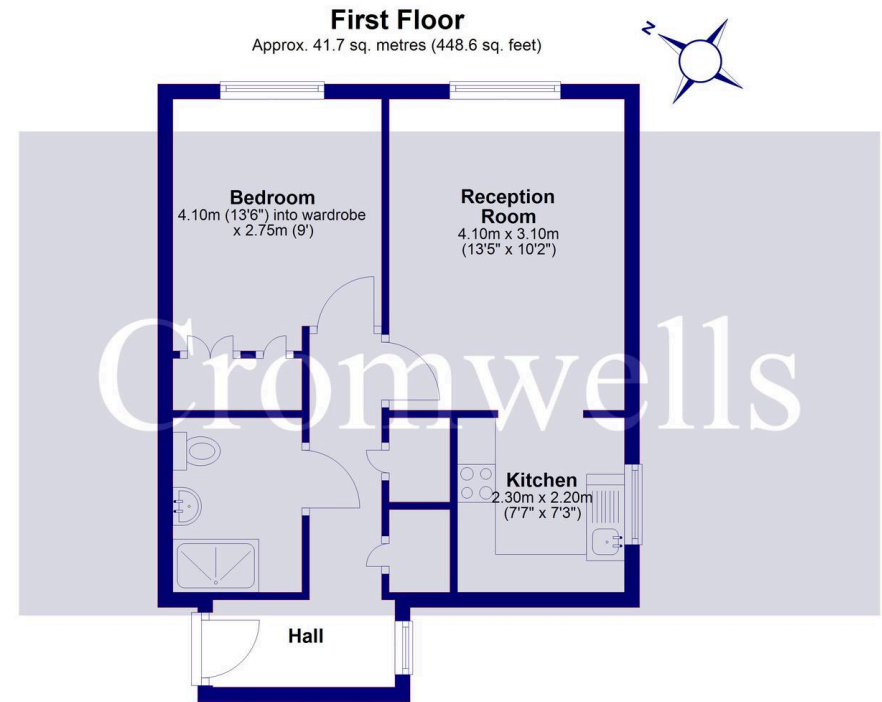
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

Square Foot – approx. 448.6 sq. ft (41.7 [sq.mt](#))

- No Chain
- Residents Parking and Gardens
- Sought After Location
- Double Glazing
- Over 60s Retirement Community



Total area: approx. 41.7 sq. metres (448.6 sq. feet)

Communal Entrance

Accessed by secure front 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

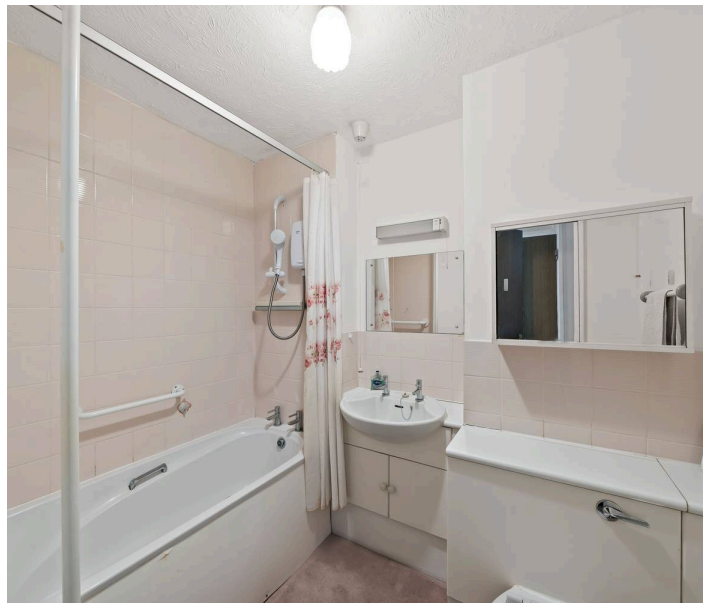
White 3 piece suite comprising panel enclosed bath with shower overhead, w/c, wash hand basin with vanity, wall mounted heater, assistance cord.

Outside

Residents Parking Communal Gardens

Communal Facilities

Communal lounge, Communal kitchen, Guest suite situated on the ground floor.





Cromwells Estate Agents

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