

**GUNPOWDER ROAD, WORCESTER PARK, KT4**

**£350,000 LEASEHOLD**

**AN IMMACULATELY PRESENTED ONE BEDROOM APARTMENT  
SITUATED ON A COMPLEX DEVELOPED IN 2022 AND  
FEATURING ALLOCATED PARKING AND PRIVATE BALCONY**

**Winkworth**

Worcester Park Office | 020 8335 5555 | [worcesterpark@winkworth.co.uk](mailto:worcesterpark@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

See things differently



## AT A GLANCE

- 1 Bedroom
- Entrance Hall
- Kitchen/Diner
- Living Room
- Balcony
- Bathroom
- Secure Entry Phone System
- Allocated Resident's and Visitor's Parking
- Development Built in 2022
- Close To Three Train Stations
- Council Tax Band C
- EPC Rating B

## DESCRIPTION

This immaculately presented first floor apartment offers contemporary living throughout and features allocated parking and balcony, ideally situated within a complex developed in 2022.

The property is located within easy reach of Worcester Park town centre and Tolworth, both offering a variety of shops, bars, and restaurants. Local amenities include The River Club Health Club and Spa offering a gymnasium, tennis courts and pool, and nearby parkland at Shadbolt Park and Auriol Park. Commuters will have the choice of three train stations at Malden Manor, Tolworth and Worcester Park and several bus routes to surrounding areas.

The accommodation is set over circa 570 sq. ft and comprises a well-proportioned open-plan living room with a beautifully designed kitchen diner leading to the balcony, a good-sized bedroom with floor to ceiling windows, a luxury bathroom, and a spacious entrance hall with two storage cupboards.

Other benefits include residents allocated parking, visitors parking, a secure entry phone system, a secure bike unit, lift and well-kept communal gardens.

Lease and related information:

The vendor has provided the following information:

- The lease was 125 years from 2022 so has approximately 123 years remaining.
- The service charge is approximately £1,679.24 per annum.
- The ground rent is peppercorn.
- These points should all be checked and verified by your conveyancer/solicitor.



## ACCOMMODATION

Entrance Hall

Kitchen/Diner - 11'5" x 10'10" max (3.48m x 3.3m max)

Living Room - 14'1" x 11'2" max (4.3m x 3.4m max)

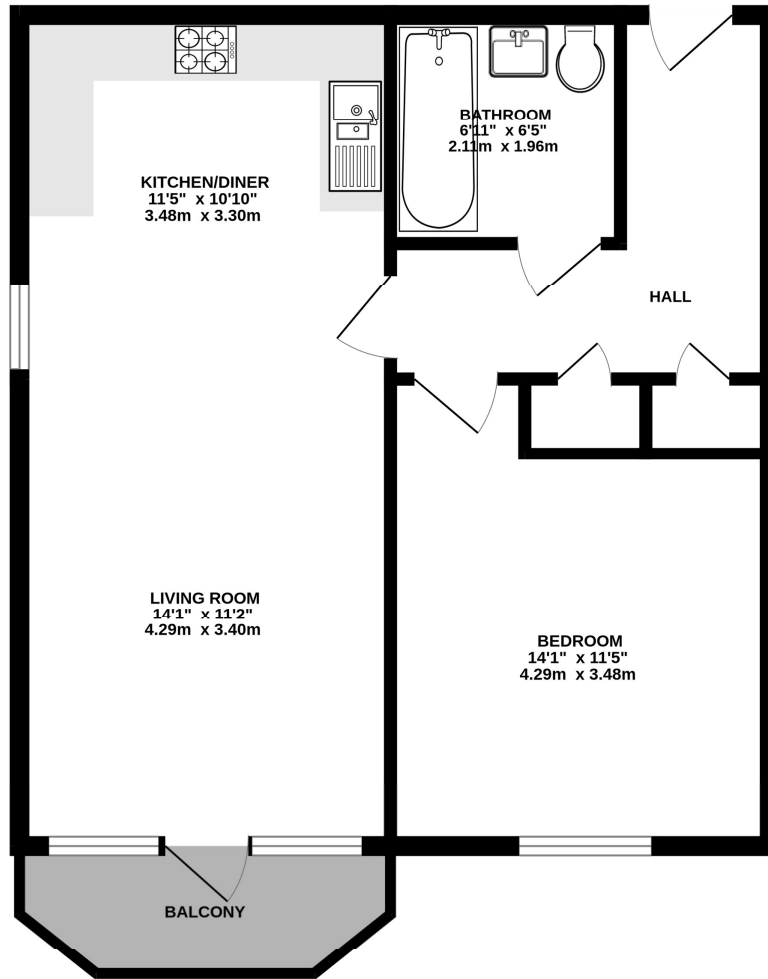
Balcony

Bedroom - 14'1" x 11'5" max (4.3m x 3.48m max)

Bathroom - 6'11" x 6'5" max (2.1m x 1.96m max)



Holman House, Worcester Park KT4 7BN  
INTERNAL FLOOR AREA (APPROX.) 570 sq ft/ 3.0 sq m



FIRST FLOOR FLAT



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

