

IDMISTON ROAD, WORCESTER PARK, KT4
£350,000 SHARE OF FREEHOLD

**A SPACIOUS TWO DOUBLE BEDROOM APARTMENT SITUATED
CLOSE TO WORCESTER PARK STATION AND HIGH STREET
FEATURING A GARAGE EN BLOC PLUS OFF-STREET PARKING**



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AT A GLANCE

- Close to Worcester Park Train Station
- Spacious Second Floor Flat
- 2 Double Bedrooms
- Large Living/Dining Room
- Good Sized Kitchen
- Bathroom
- Loft Space
- Storage Cupboards
- Garage en-bloc
- Residents Parking
- Over 900 Year Lease
- Council Tax Band C
- EPC Rating C

DESCRIPTION

This very well presented and spacious apartment features two double bedrooms, a garage en bloc plus off street parking, a 900+ approx. lease and is situated in an ultra-convenient location close to Worcester Park train station, which provides quick and easy access into Central London.

The property is set in the area of 'Old Malden' which includes a small row of shops, a couple of restaurants, a well-kept green and numerous bus routes to surrounding areas. Worcester Park high street is also within easy reach and offers a range of amenities. Families will benefit from lots of good schools, including Malden Parochial CoFE Primary School, Malden Manor Primary and Secondary School and Richard Challoner.

The accommodation comprises a well-proportioned living room with plenty of space for table and chairs, a good sized modern fitted kitchen, two double bedrooms, a family bathroom, built-in storage cupboards in the hallway and a large loft space.

Other benefits include well-kept shared gardens, a secure entry phone system, garage en bloc plus off street parking.

Lease and other related information:

The lease has approximately 948 years remaining.

The service charge is approximately £900 per annum and the ground rent is peppercorn.

Please verify/check the above with your conveyancer.



ACCOMMODATION

Living/Dining Room - 17'10" x 10' max (5.44m x 3.05m max)

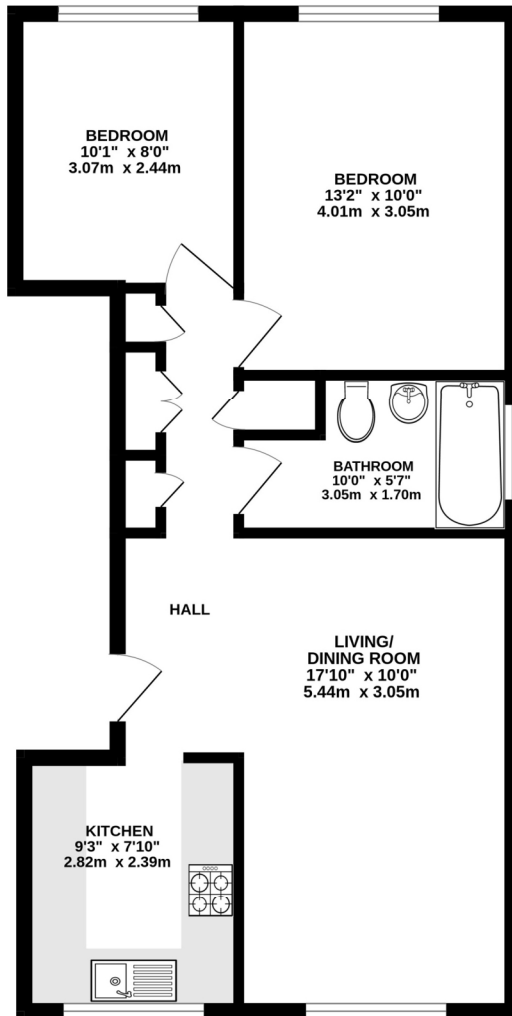
Kitchen - 9'3" x 7'10" max (2.82m x 2.4m max)

Bedroom - 13'2" x 10' max (4.01m x 3.05m max)

Bedroom - 10'1" x 8' max (3.07m x 2.44m max)

Bathroom - 10' x 5'7" max (3.05m x 1.7m max)





SECOND FLOOR FLAT

Idmiston Road, Worcester Park KT4 7SE

INTERNAL FLOOR AREA (APPROX.) 605 sq ft/ 56.2 sq m

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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See things differently

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