



**THE AVENUE, WORCESTER PARK, SURREY, KT4**  
**£343,000 SHARE OF FREEHOLD**

**A WELL PRESENTED TWO BEDROOM APARTMENT CLOSE TO HIGH STREET AMENITIES AND WORCESTER PARK ZONE 4 TRAIN STATION INTO LONDON WATERLOO**

**Winkworth**

Worcester Park Office | 020 8335 5555 | worcesterpark@winkworth.co.uk

*winkworth.co.uk*

See things differently



## AT A GLANCE

- No Onward Chain
- Recently Decorated
- 2 Double Bedrooms
- Ground Floor
- Entrance Hall with Storage
- Spacious Living/Dining Room
- Open Plan Kitchen
- Modern Bathroom
- Garage en-Bloc
- Close to Mainline Station
- Council Tax Band C
- EPC Rating E

## DESCRIPTION

This recently decorated, ground floor apartment features two double bedrooms, garage on bloc plus resident's parking and is situated just a short walk from Worcester Park train station and within easy reach of the high street. Nearby amenities include a wide variety of shops, bars and restaurants, a public library, cricket club and various bus routes towards Sutton, Kingston and Heathrow. For commuters, the mainline station offers fast and frequent services into London Waterloo, whilst families have the option of numerous well-regarded schools, including Malden Parochial CofE Primary.

The accommodation includes a well-proportioned living/dining room and an open-plan kitchen, both with attractive high-gloss flooring, two light and airy bedrooms, bathroom with contemporary floor-to-ceiling tiling and a spacious entrance hall with useful storage cupboard.

Externally, there are well-kept shared gardens, residents' parking and a garage en-bloc.

The property is an ideal opportunity for first time buyers, smaller families, commuters or investors.

Lease and other related information:

The vendor has provided the following information:

- The lease will be renewed upon completion.
- Service charges are approximately £1500 per annum which includes ground rent and buildings insurance. Vendor pays this at £375 per quarter.
- These points should all be checked and verified by your conveyancer/solicitor.



## ACCOMMODATION

### Entrance Hall

Living/Dining Room - 17' x 12' max (5.18m x 3.66m max)

Kitchen - 12' x 8' max (3.66m x 2.44m max)

Bedroom - 14'5" x 10' max (4.4m x 3.05m max)

Bedrom - 12' x 7'9" max (3.66m x 2.36m max)

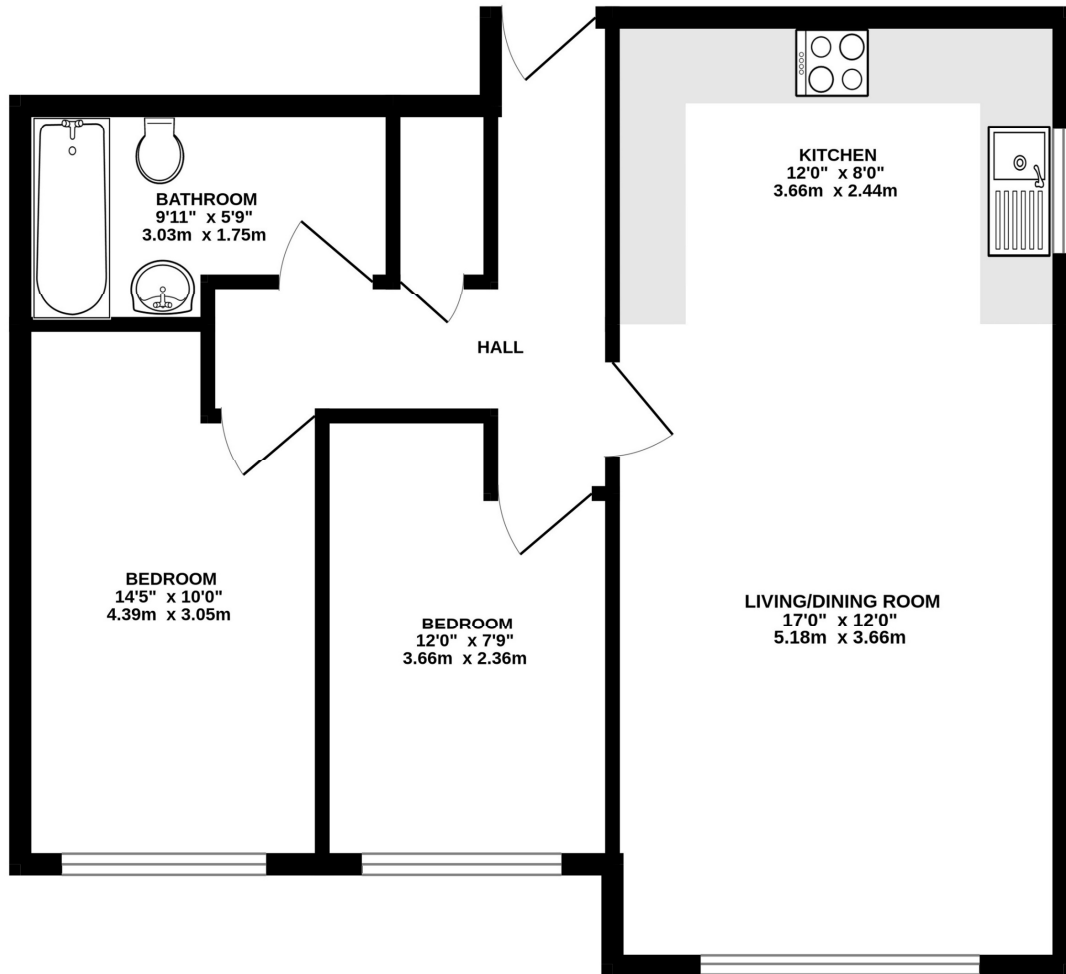
Bathroom - 9'11" x 5'9" max (3.02m x 1.75m max)

### Residents' Parking

### Communal Gardens

### Garage en-bloc

The Avenue, Worcester Park KT4 7EN  
INTERNAL FLOOR AREA (APPROX.) 646 sq ft/ 60.0 sq m



GROUND 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 © 2023.

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>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

