



## 1 bed apartment to buy in KT4

135 Cheam Common Road, Worcester Park, Worcester Park, KT4 8SY

**£250,000** Starting Bid

🏠 x1 🚗 x1 🚻 x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Modern, Well-Fitted Apartment
- ✓ Allocated Parking
- ✓ Very Popular Location
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Offered with No Onward Chain is this beautiful penthouse 1 bedroom apartment. Occupying the top floor of this modern block, consisting of only 3 properties is this immaculate 1 bedroom apartment. The property is only 6 years old and offers around 714 square feet of space, including open plan lounge with vaulted ceiling and underfloor heating, stylish fitted kitchen with dining area, dressing nook with bespoke storage, bedroom with bespoke storage, large modern bathroom and allocated parking. Ideally located centrally for access to Worcester Park, with a selection of transport links including bus routes and mainline station (zone 4), close to a well stocked Worcester Park high street and North Cheam amenities, along with Nonsuch Park near by, Internal viewing highly recommended.

Communal Front Door

Entry phone with camera, stairs to 2nd floor.

Front Door

Lounge

15' 5" x 13' 0" (4.70m x 3.96m)

Double glazed window to rear aspect, fitted blinds, wood effect flooring, underfloor heating, wall mounted thermostat, door to large storage cupboard, open to dressing room.

Dressing Room

Bespoke fitted wardrobes and cupboards, drawers.

Kitchen/Diner

14' 8" x 8' 8" (4.47m x 2.64m)

Range of floor standing concrete effect cupboards and drawers with matching work surfaces, further high gloss units housing fridge/freezer, 'Bosch' oven and 'Bosch' microwave combination oven, stainless steel sink, inset 'Bosch' hob with extractor above, integrated washing machine and dishwasher, tiled back splash, 'Velux' roof light with electric remote open and self clean.

#### Bedroom

12' 0" x 11' 6" (3.65m x 3.50m)

Double glazing window to side aspect, fitted blinds, range of bespoke wardrobes and cupboards, wood effect flooring, underfloor heating, wall mounted thermostat.

#### Bathroom

Large modern 3 piece suite comprising tile enclosed bath with shower overhead, w/c, wash hand basin with drawers below, tiled walls and floor, chrome radiator, 'Velux' window.

#### Parking

Allocated parking space.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 119

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £572.00

Price: Starting Bid £250,000

Property Type: Apartment

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

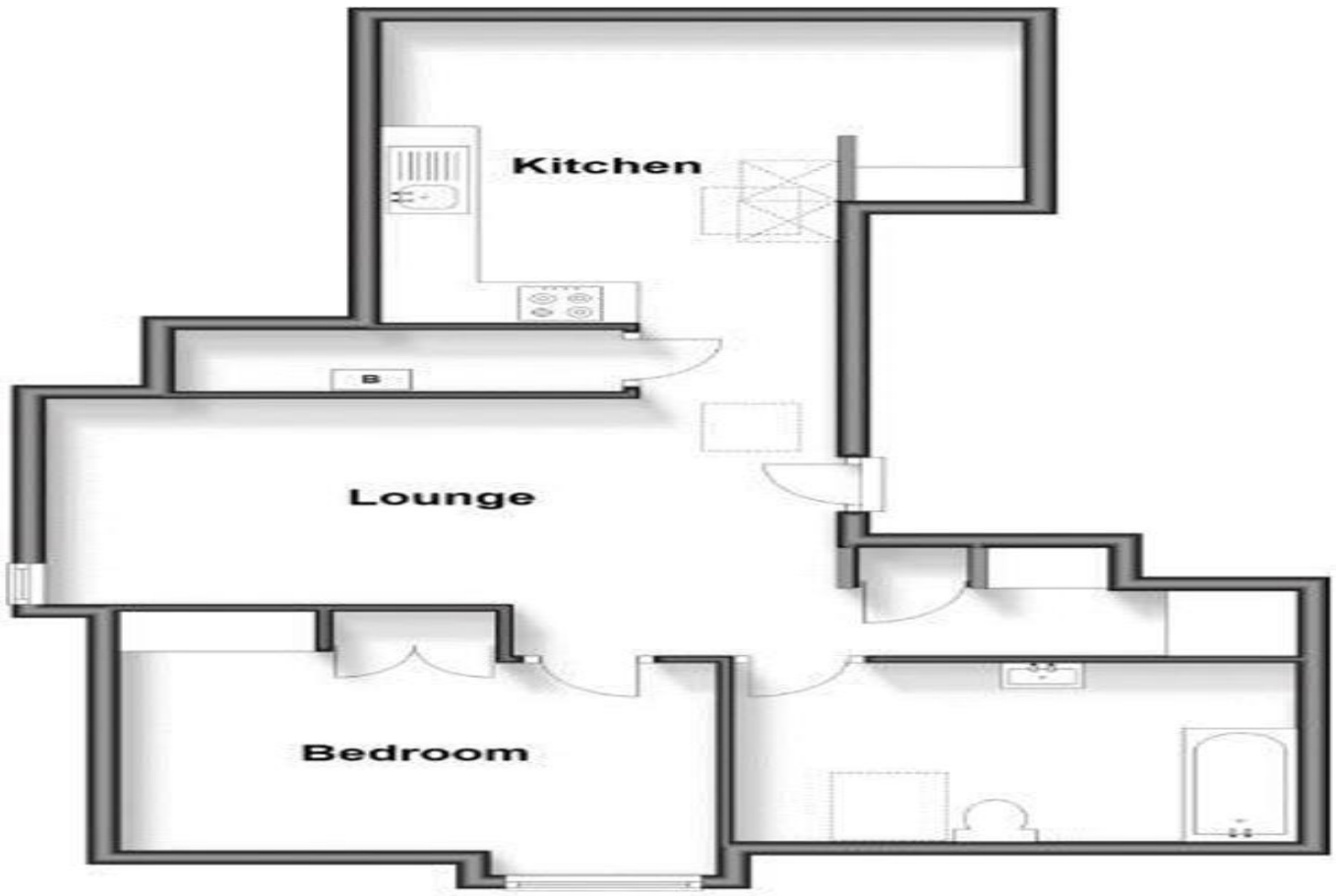
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	89	89
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

135 Cheam Common Road, Worcester Park, Worcester Park, KT4 8SY

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

