



**Carters Close, Worcester Park, KT4 8QF**  
**Offers in Excess of £289,950**

900+ YEARS LEASE. A beautifully presented 2 bedroom ground floor flat in lovely condition, benefitting from a contemporary new kitchen in a light grey gloss and new carpet throughout. Ideally located for bus routes to Morden Underground Station and the hopper bus to Worcester Park Mainline Station (Zone 4) to London Waterloo. A good selection of schools are in abundance.

Garage en Bloc \* UPVC Double Glazing \*  
Modern Kitchen \* Lounge/Diner \* 900+ Years Lease

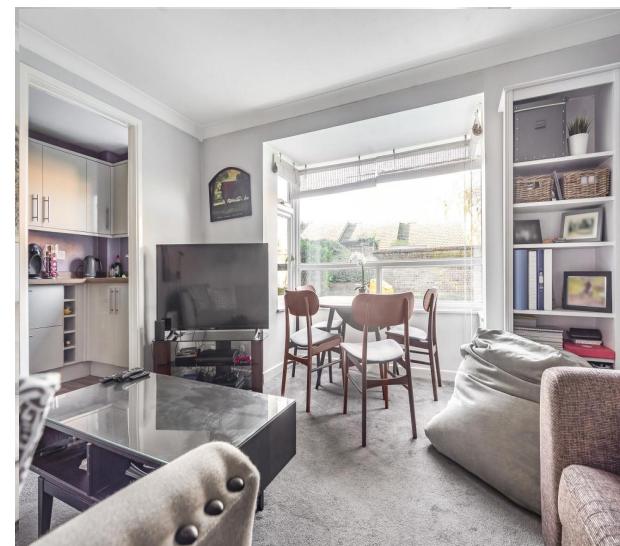
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**Communal Hall to:**

**Front Door -**  
2 x large storage cupboards

**Lounge -**  
UPVC double glazed bay to rear aspect, wall mounted electric heater, coving. Open plan to:

**Kitchen -**  
UPVC double glazed window to rear aspect, selection of light grey gloss units, with oak effect work tops, electric oven and hob with extractor, stainless steel 1 1/2 sink with drainer and mixer tap, integrated fridge freezer, integrated washing machine, laminate wood floor.



**Bedroom 1 -**

UPVC double glazed window to rear aspect, coving, selection of wardrobes, wall mounted electric heater.

**Bedroom 2 -**

UPVC double glazed window to rear aspect, built in wardrobes.

**Bathroom -**

Window to side aspect, white bath with tiled side, low level WC, pedestal hand basin, shower within cubicle.

**Garage en Bloc**

Council Tax - C  
Tenure - Leasehold

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Surrey  
KT4 8EA

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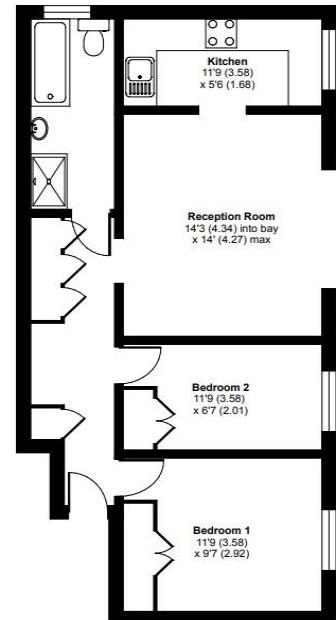
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#### Carters Close, Worcester Park, KT4

Approximate Area = 621 sq ft / 57.7 sq m

For identification only - Not to scale



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		64   D
39-54	E		
21-38	F		
1-20	G		

