

Cromwells



**Brinkley Road, Worcester Park, KT4 8JF**  
**Offers in Excess of £350,000**

Cromwells are delighted to offer this immaculate 2 double bedroom apartment. The property is ideally located for access to the very well stocked Worcester Park high street, mainline station, bus routes, access to the A3 and a selection of schools and nurseries. This home boasts 2 double bedrooms, principle bedroom with ensuite, bathroom, modern well equipped kitchen, gas central heating, communal garden and residents' parking. Internal viewing is highly recommended.

2 Double Bedrooms · Share of Freehold ·  
Convenient Location · 2 Bathrooms

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**Communal Entrance -**

Stairs to 2nd floor landing.

**Hall -**

Wall mounted entry phone, wall mounted fuse board, wood effect flooring, radiator with decorative cover, door to large storage cupboard. Door to:

**Kitchen/Reception - 18' 4" x 12' 4" (5.58m x 3.76m)**

Kitchen: Modern range of Shaker style units with matching cupboards and drawers below, inset sink and drainer, work surfaces, integrated oven with gas hob and extractor fan above, integrated fridge freezer, integrated washing machine and dishwasher, tiled splashback, wood effect flooring, open to:

**Lounge/Diner -**

Double glazed windows to front aspect, radiator, wood effect flooring.



**Bedroom 1 - 14' 5" x 16' 1" (4.39m x 4.90m)**

Double glazed window to rear, fitted wardrobe and cupboard, radiator, carpeted, door to:

**En-Suite -**

Modern 3 piece suite comprising a shower, wc, wash hand basin with storage below, tiled walls and floor, chrome wall mounted radiator.

**Bedroom 2 - 14' 5" x 11' 0" (4.39m x 3.35m)**

Double glazed window to front aspect, fitted wardrobes, shelving, radiator, carpeted.

**Bathroom -**

Modern 3 piece suite comprising a panel enclosed bath with shower overhead, wc, wash hand basin with storage below, tiled walls and flooring, wall mounted chrome radiator, velux window.

**Parking -**

Allocated parking space.

**Communal Garden -**



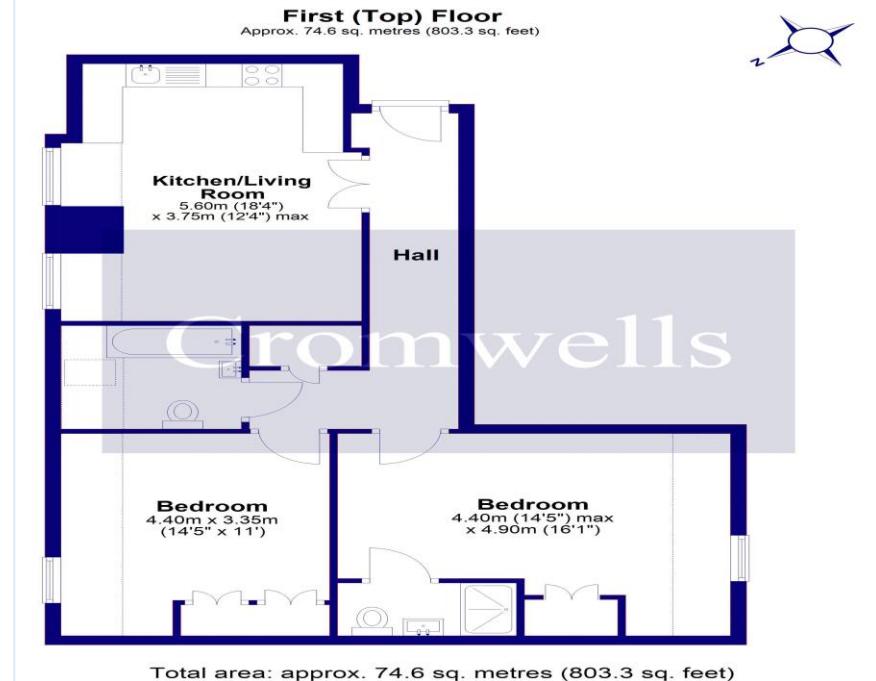
Council Tax - D  
Tenure - Leasehold  
Square Foot - approx. 803.3 sq.ft (74.6 sq.m)

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#### Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

