



**KAYBRIDGE**  
RESIDENTIAL



**The Avenue, Worcester Park, Surrey, KT4 7LD**  
**Offers in excess of £415,000**



## The Avenue, Worcester Park, Surrey, KT4 7LD

- Gated development
- Two double bedrooms
  - Modern kitchen
  - Stylish bathroom
- Garage with allocated parking
  - Communal gardens
- excellent transport links
- Share Of The Freehold
- 994 Years Lease Remaining

A Stunning first floor purpose built Two bedroom apartment located just off The Avenue. This huge apartment is set within the prestigious gated Orchard Court Development this apartment has been meticulously cared for by the existing owner. Features include separate garage and allocated parking. Offering two double bedrooms, a spacious reception room and a stylish modern kitchen this property is perfect for commuters, investors or a family. Worcester Park station is located extremely close to the property with excellent transport links to Wimbledon, Sutton, Kingston and London Heathrow Airport, Furthermore, the property is well located for a number of highly regarded local schools including Malden Parochial C of E Primary.

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.







### **Location**

Worcester Park is located on the borders of Surrey & South West London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports. Local bus services will get you to Morden's Northern Line Station in approx. 15 minutes.

### **Important note to purchasers:**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





This plan is for illustrative purposes only. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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