

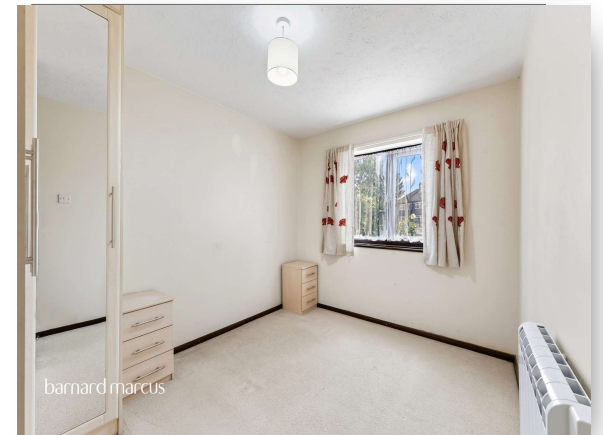


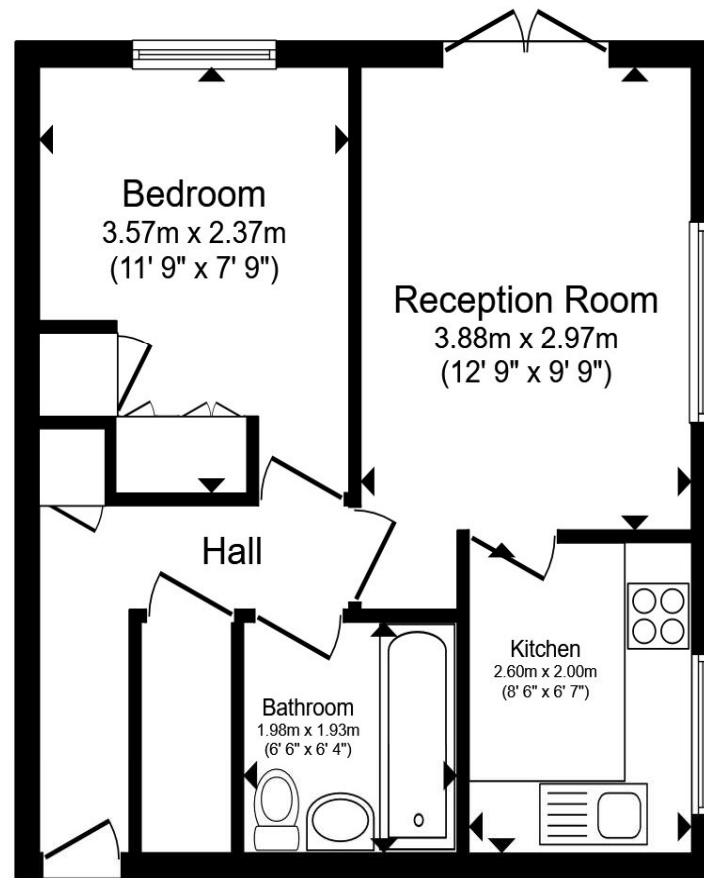
Drey Court, The Avenue, Worcester Park, KT4 7EW

welcome to

Drey Court, The Avenue, Worcester Park

This one-bedroom ground floor apartment occupies the ground floor of a sought after development located just 0.2 mile from Worcester Park Railway Station. Benefits include share of freehold, allocated parking and is sold with a share of freehold. Immediate Inspection highly recommended.





Ground Floor

Total floor area 38.5 m² (414 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Very few apartments offer as much as Drey Court.

Set on the ground floor of a quiet well serviced apartment block, this super property warrants immediate inspection to appreciate all it has to offer. The property itself offers 414 sq. ft of well-appointed living space and further benefits from direct access to the well-kept communal gardens. The accommodation comprises a spacious entrance hall with storage cupboards, a fitted kitchen, a spacious living/dining room with double doors to the gardens, a bedroom with fitted wardrobes and a family bathroom/WC.

Other benefits include allocated parking located at the rear of the building, secure entry phone system, and well-maintained shared gardens.

Nestled on The Avenue, the areas premier residential road - the property enjoys a short distance to Worcester Park's vibrant high street and mainline station just 0.14 Miles away. The area is further served by outstanding green spaces and an array of highly requested Primary and Secondary Schools.

Agents Note: The lease will be extended upon completion by the current seller.

Agent's note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



welcome to

Drey Court, The Avenue, Worcester Park

- Ground floor apartment
- One bedroom
- Share of Freehold
- No Onward Chain
- Allocated Parking

Tenure: Leasehold EPC Rating: D

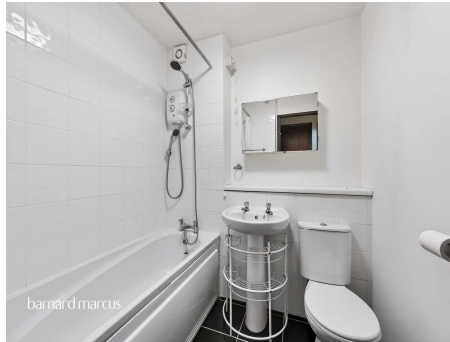
Council Tax Band: C Service Charge: 2006.76

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£270,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP108494



Property Ref:
WCP108494 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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