

Sherbrooke Way, Worcester Park, KT4

£279,950 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to present to the market this beautiful one bedroom flat within the highly desirable and prestigious Hamptons development. The property is located on the first floor of a purpose-built block. Upon entering the property there is a spacious hallway with built in storage. A spacious dual aspect open plan kitchen/living room which is neutrally decorated and has space for a dining table, along with modern integrated appliances which include a washer/dryer, integrated dishwasher and fridge freezer. There is a spacious master bedroom and a modern family bathroom with shower over bath. The property further benefits from one allocated parking space and secure bike storage.

Desirable Hamptons Development

One Bedroom Flat

First Floor Position

Modern Fitted Kitchen

Modern Fitted Bathroom/W.C

Residents Parking Space

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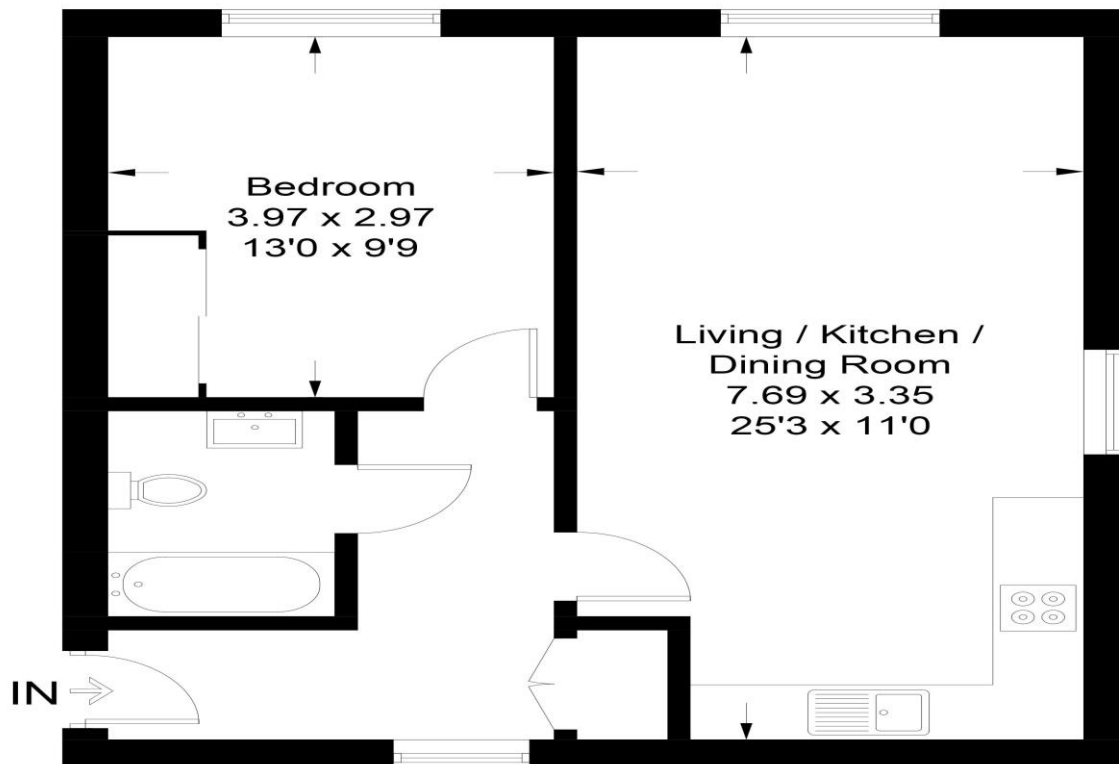
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Drummond Court, KT4

Approximate Gross Internal Area = 49.8 sq m / 536 sq ft



First Floor

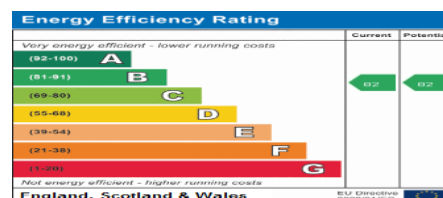
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID891559)

Tenure: Leasehold

Council Tax: C

Local Authority: London Borough of Sutton

EPC Rating: B



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.