

# Percy Gardens, Worcester Park, KT4

Monthly Rental Of £1,200 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are pleased to offer to the market this newly modernised first floor one bedroom flat situated on the popular Percy Gardens development. Percy Gardens is situated close to Malden Manor Mainline Train Station, allowing easy access in to central London, whilst the local bus services allow easy access to Worcester Park and Kingston Town centres. Internal accommodation comprises an entrance hallway leading through to a sitting/dining room, an open plan modern fitted kitchen, one bedroom and the modern family bathroom/W.C. Externally the property benefits from well maintained communal gardens, as well as residents parking. The property is offered to the market Unfurnished and is available now.

**Purpose Built Flat**

**One Bedroom**

**Sitting / Dining Room**

**Open Plan Modern Fitted Kitchen**

**Separate Family Bathroom / W.C**

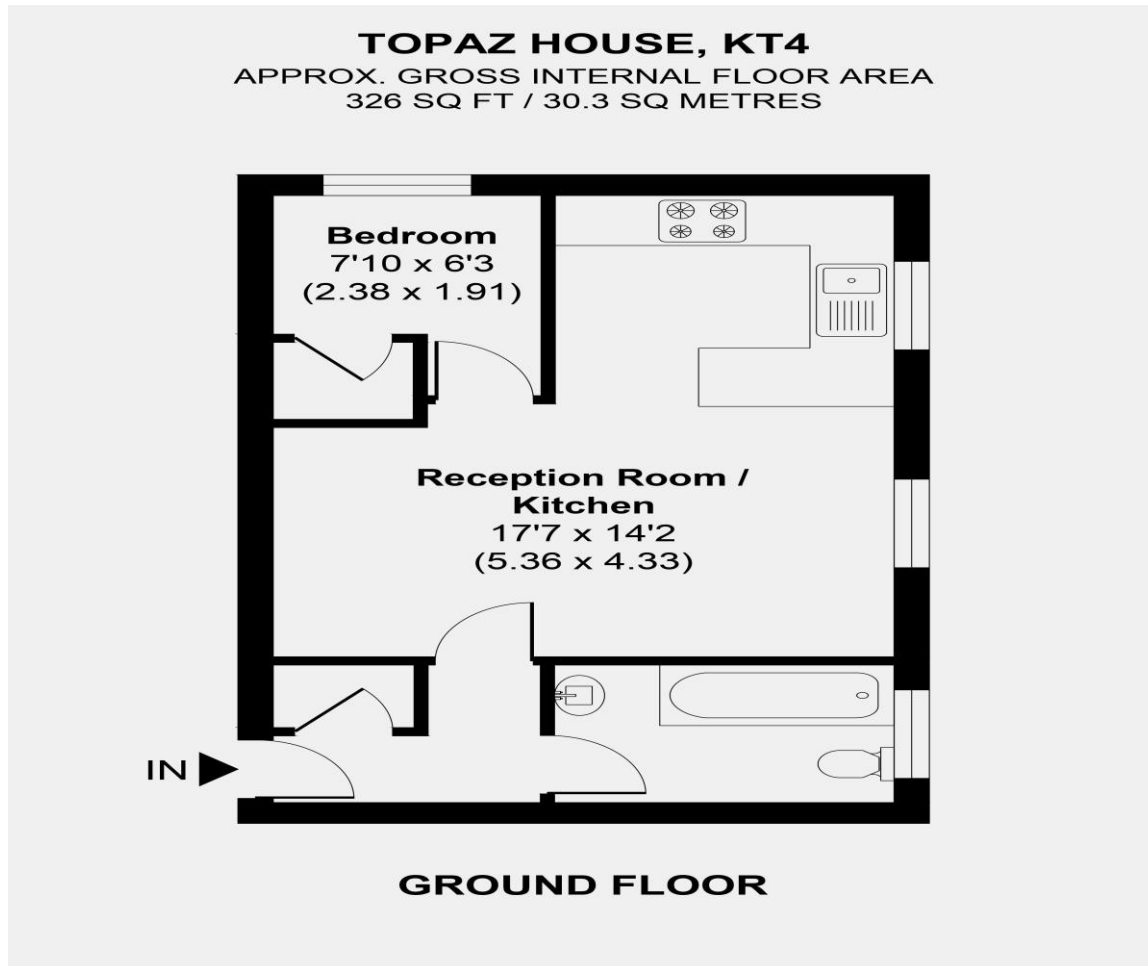
**Residents Parking**

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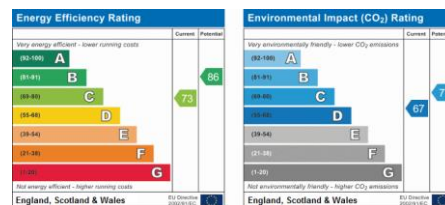
**IVY GATE™**



Tenure: Leasehold

Council Tax: B

Local Authority: Royal Borough of Kingston upon  
Thames



#### 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.