

Lewiston Close, Worcester Park, KT4

£364,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to present to the market this two double bedroom, two bathroom apartment which sits within the highly desirable and prestigious Hamptons development. The property is located on the top floor of a purpose built block and benefits from secure underground parking. Upon entering the property there is a spacious hallway leading to all rooms. The large dual aspect open plan kitchen/living room is neutrally decorated and has modern integrated appliances. The large main bedroom has built in storage with a spacious ensuite complete with a walk in shower and W.C. The second double bedroom is of good proportion and there is also a modern family bathroom with shower over bath. Set within 30 acres of landscaped grounds, the area provides a modern lifestyle and a fantastic community feel, with the added benefits of unlimited use of a gymnasium, tennis courts, children's play area, a communal hall that can be reserved for parties.

Desirable Hamptons Development

Two Double Bedrooms

Two Bath / Shower Rooms

Top Floor Position

Lift Access

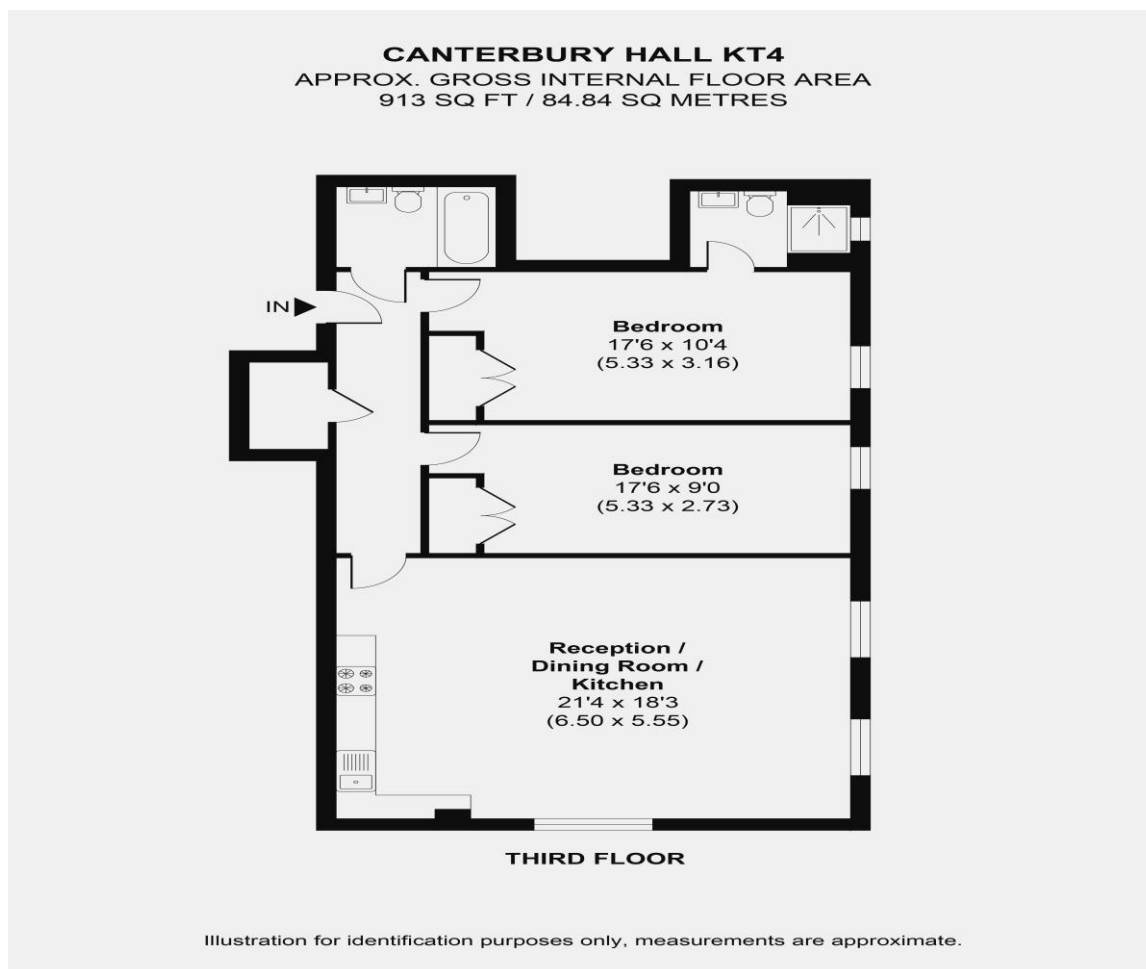
Underground Secure Parking

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Tenure: Leasehold

Council Tax:

Local Authority: London Borough of Sutton

EPC Rating:

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.