

# Beaumont Drive, Worcester Park, KT4

£415,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



## Summary:

Ivy Gate are delighted to offer to the market this immaculately presented two double bedroom upper ground floor flat in the ever popular Hamptons development in Worcester Park. Internally, the property comprises a hallway leading to a large open plan reception room/kitchen with direct access to a balcony overlooking the picturesque views of the development. The dual aspect windows benefit the reception room with an abundance of natural light. Just off the hallway are the two large double bedrooms, with the master bedroom benefiting from an en-suite shower room/W.C. There is also a further separate family bathroom/W.C and plenty of built-in storage space. This property also comes with allocated secure underground parking.

**Desirable 'Hamptons' Development**

**Upper Ground Position**

**Two Double Bedrooms**

**Two Bath / Shower Rooms**

**Sitting / Dining Room**

**Modern Fitted Kitchen**

# Beaumont Drive, Worcester Park, KT4

£415,000 Leasehold

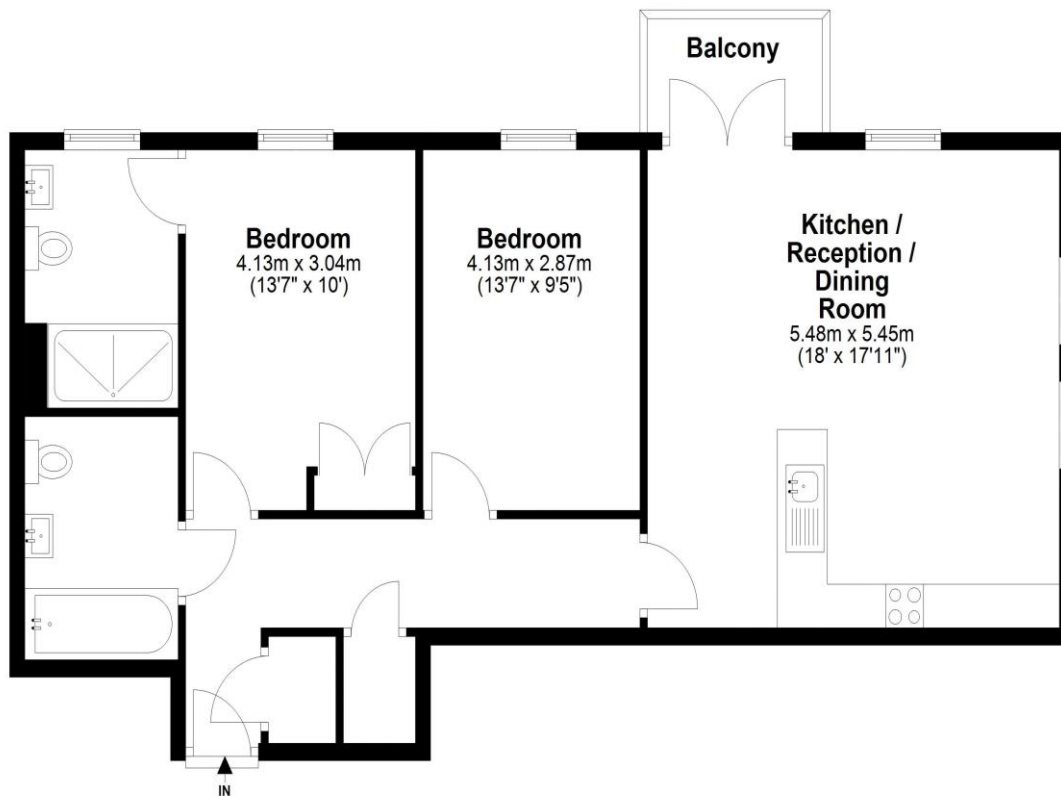
2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



## First Floor

Approx. 79.8 sq. metres (858.7 sq. feet)



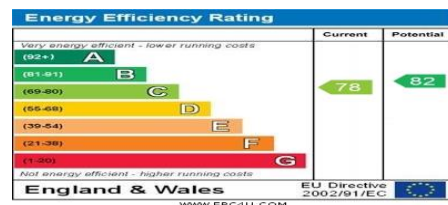
Total area: approx. 79.8 sq. metres (858.7 sq. feet)

Tenure: Leasehold

Council Tax: D

Local Authority: London Borough of Sutton

EPC Rating: C



### 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.