

Cromwells



Annabel Court, Roland Way, Worcester Park, KT4 7AS
£475,000

'Simply Stunning' is this 2-bedroom, 1st floor apartment. Set in this select development of only 5 properties it offers bright, modern living with bespoke shutters, fully fitted kitchen with AEG appliances, master bedroom with ensuite, gas central heating, allocated parking, communal gardens and long lease. Ideally positioned tucked away off The Avenue within a short walk to Worcester Park mainline station (zone 4), a well stocked high street, access to the A3 and a selection of nurseries and schools. Internal viewing highly recommended to appreciate what this property has to offer.

Allocated Parking · Long Lease and EPC B Rating ·
Sought After Development of 5 Apartments ·
Walking Distance to Worcester Park Mainline Station (Zone 4)

Communal Entrance -

Stairs to 1st floor landing, front door.

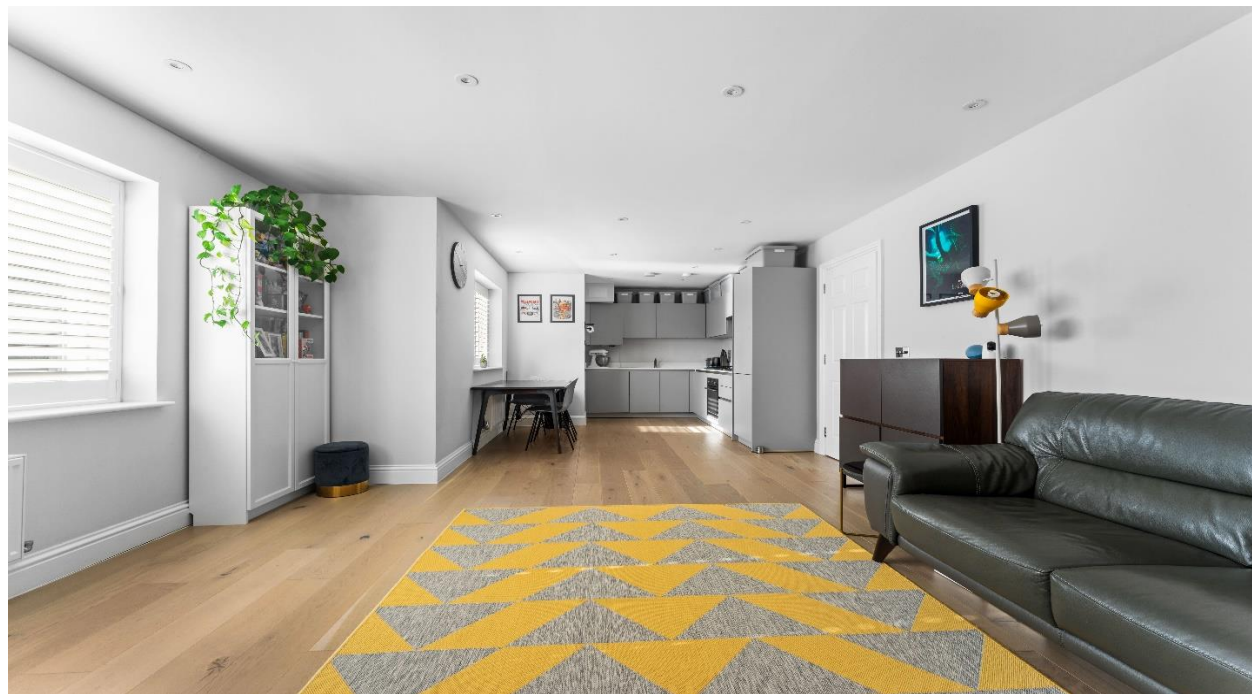
Hallway -

Wood effect flooring, double panel radiator, wall mounted entry phone, wall mounted thermostat, double storage cupboard, inset spotlights, door to

Lounge/Diner/Kitchen - 27'9" x 14'3"

Lounge - Double glazed window to front aspect, bespoke fitted shutters, double panel radiator, wood effect flooring, inset spotlights, open to

Kitchen/Diner - Modern range of grey wall mounted units with matching cupboards and drawers below, composite stone work surfaces, inset stainless steel sink, integrated 'AEG' oven with 4 ring gas hob and extractor above, integrated 'AEG' washing machine, slimline dishwasher, fridge freezer and microwave, cupboard housing 'Worcester' boiler, wood effect flooring, double glazed window to front aspect with bespoke fitted shutters, double panel radiator, inset spotlights.



Bedroom 1 - 13'3" x 12'8"

Double glazed window to rear aspect, double panel radiator, carpeted, inset spotlights, door to

Ensuite - 6'9" x 4'11"

Modern 3-piece suite comprising free standing shower, low level w/c, wash hand basin with storage below, chrome towel radiator, double glazed window to side aspect, tiled walls and floor, underfloor heating.

Bedroom 2 - 13'0" x 10'4"

Double glazed window to rear aspect, double panelled radiator, carpeted, inset spotlights.

Bathroom - 7'5" x 6'9"

Modern 3-piece suite comprising tile enclosed bath with shower over head, low level w/c, wash hand basin with storage below, chrome radiator, tiled walls and floor, underfloor heating.

Communal Area -

Parking - 1 allocated space.

Communal Garden - Fence enclosed, mainly laid to lawn, accessed via gated side accesses.

Communal bin store, bike store, storage.



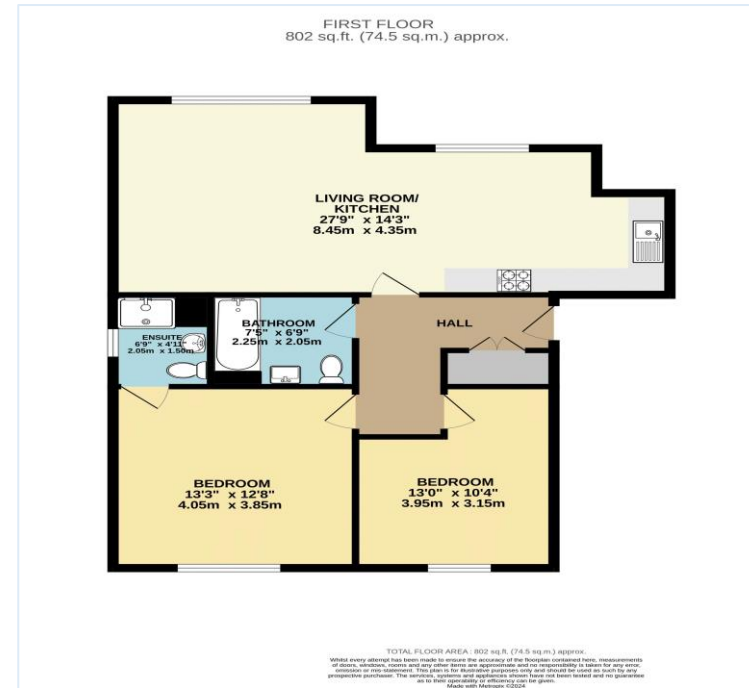
Council Tax - D
 Tenure - Leasehold
 Square Foot - 802 sq ft (74.5 sq m)

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Disclaimer

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

