



## Gunpowder Road, Worcester Park

- \*\*Guide Price £450,000 - £475,000\*\*
- Balconies to the Front and Rear
- Valid NHBC Certificate
- Woodland Views
- Viewings are Highly Recommended

**Guide Price £450,000**

- 2 Double Bedrooms with Principle En-suite
- 122 Year Lease
- Lift Access
- Close to local Amenities



**Tenure: Leasehold**

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# Gunpowder Road, Worcester Park

## DESCRIPTION

\*\*Guide Price £450,000 - £475,000\*\*

Welcome to this nearly new purpose-built apartment located on Gunpowder Road in the charming area of Worcester Park. This modern residence, constructed in 2022, offers a spacious living environment with a total area of 786 square feet.

The apartment features a well-designed layout, comprising one large inviting open plan reception room that serves as the perfect space for relaxation or entertaining guests. With two comfortable Double bedrooms, this property is ideal for small families, couples, or individuals seeking extra space. The two bathrooms provide convenience and privacy, ensuring that morning routines run smoothly.

One of the standout features of this apartment is the presence of two delightful balconies to the front and rear, which offer a lovely outdoor space to enjoy fresh air and views. Whether you wish to sip your morning coffee or unwind in the evening, these balconies enhance the living experience.

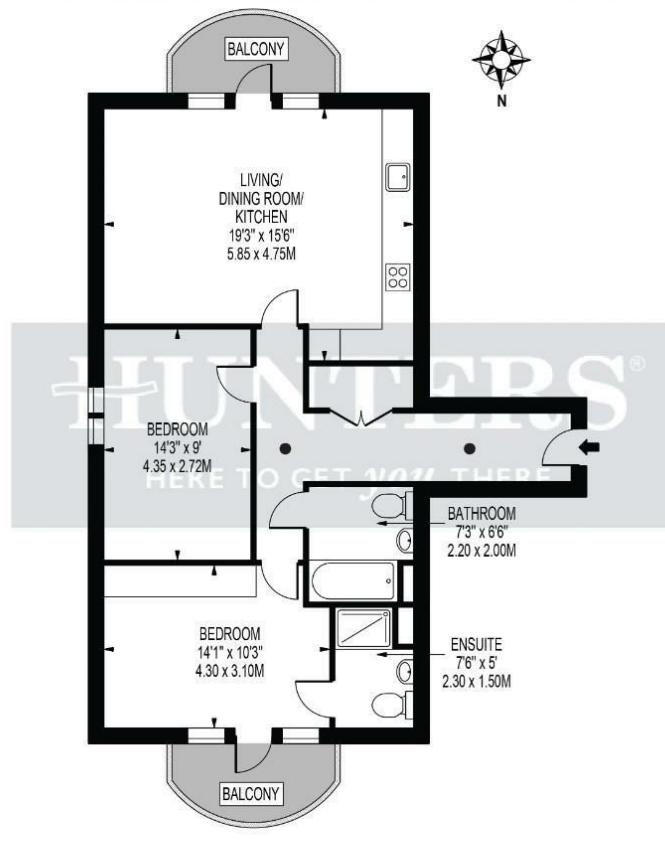
For those with vehicles, the property includes parking for one vehicle, adding to the convenience of urban living. Additionally, the apartment comes with a valid NHBC certificate, providing peace of mind regarding the quality and safety of the construction.

This property is perfect for anyone looking for a modern, low-maintenance home in a desirable location. With its contemporary design and thoughtful amenities, this apartment on Gunpowder Road is a wonderful opportunity not to be missed.



## HOLMAN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 785 SQ FT - 72.92 SQ M



### Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

94 Central Road, Worcester Park, KT4 8HU

Tel: 0208 432 2347 Email:

worcesterpark@hunters.com <https://www.hunters.com>



Council Tax: D

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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