







Cheam Common Road, , Worcester Park, KT4 8QW

- One Bedroom First Floor Flat
- Quite Living Space, Even With Town Centre Location
- Close To Local Amenities
- Great Investment Opportunity
- Overlooking the Communal Gardens
- Long Lease
- Great Transport Links

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Offers In The Region Of £270,000

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DESCRIPTION

Perfectly positioned just moments from the heart of Worcester Park, this attractive first-floor apartment combines generous living space with a convenient and well-connected location. Offering access to resident parking and beautifully maintained communal gardens, the property presents an excellent opportunity for first-time buyers and investors alike.

Worcester Park High Street is only a short stroll away and provides a vibrant selection of shops, cafés, restaurants, bars, and everyday amenities. For commuters, Worcester Park Station (Zone 4) offers regular direct services into Central London, while nearby bus links provide easy access to Sutton, Morden and Kingston. Internally, the apartment is bright and well laid out throughout. The accommodation includes a welcoming entrance hall with useful storage, a contemporary fitted kitchen, and a spacious reception room overlooking the communal gardens, with ample room for both living and dining areas. The generous double bedroom benefits from fitted wardrobes, complemented by a well-appointed bathroom.

Outside, residents can enjoy attractive shared gardens along with convenient resident parking. The seller has advised that the property benefits from approximately 136 years remaining on the lease. The current service charge is £75 per month, while the ground rent totals £120 per annum, payable in two instalments. Buyers are advised to confirm these details with their solicitor or conveyancer. A superb opportunity to acquire a well-presented apartment in a sought-after location with excellent transport connections and local amenities close at hand.










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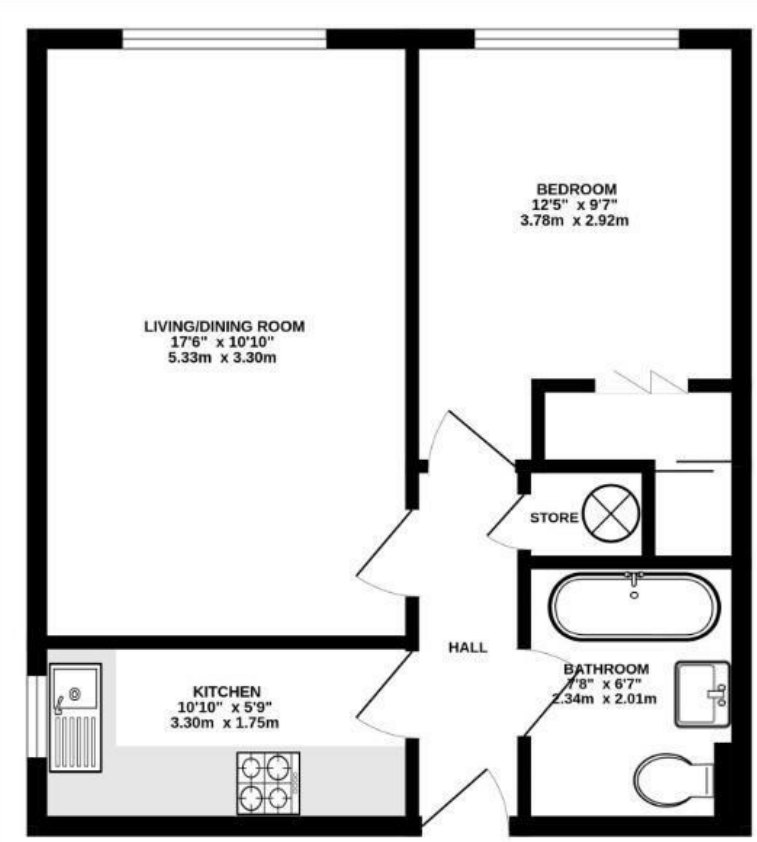

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INTERNAL FLOOR AREA (APPROX.) 463 sq ft/ 43.0 sq m



FIRST FLOOR FLAT

Viewings

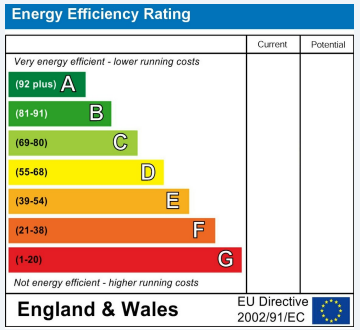
Please contact worcesterpark@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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