



Packham Court Farm Way, Worcester Park

In Excess of **£295,000**

Worcester Park

Packham Court Farm Way, Worcester Park

- Ground Floor Two Double Bedroom Apartment
- Over 100 Years Lease Remaining
- Beautifully Presented
- Bathroom with White Suite
- Garage en Block
- Private Secure entry phone system
- Outstanding Transport Links

Kaybridge are proud to present this spacious and well presented two double bedroom ground floor apartment situated within the popular Packham Court development 1 mile from Worcester Park station (Zone 4, Waterloo approx. 20 mins). There are outstanding local primary and secondary schools, recreational parks and outstanding local amenities nearby and would be a perfect buy for first time buyers.

This really lovely flat enjoys a well proportioned, bright and welcoming entrance hall which leads into the main living space with kitchen adjacent, two double bedrooms with built in storage units and a brilliant family bathroom.

Further benefits include, double garage, off street parking , a low service charge and very long lease.





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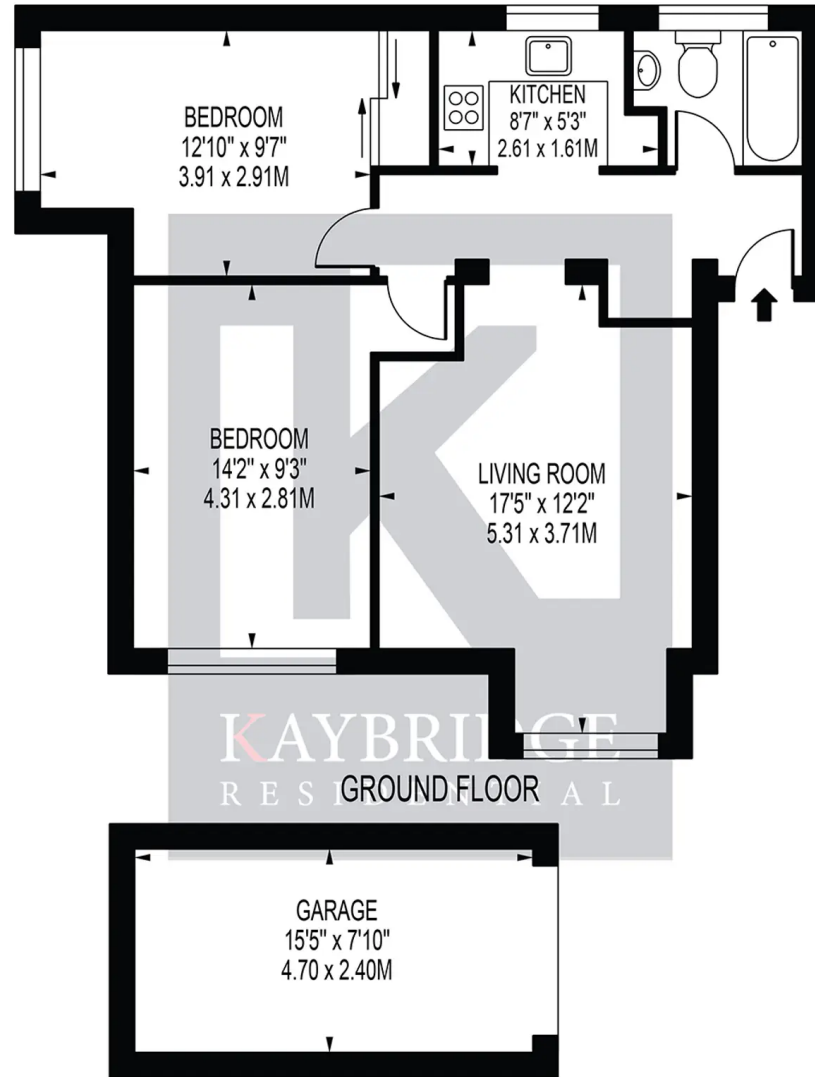
Worcester Park is located on the borders of Surrey & South West London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports. Local bus services will get you to Morden's Northern Line Station in approx. 15 minutes. Council Tax band: C

Tenure: Leasehold

PACKHAM COURT FARM

APPROXIMATE GROSS INTERNAL FLOOR AREA: 603 SQ FT - 56.06 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 121 SQ FT - 11.28 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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