



**Cotswold Way, Worcester Park, KT4 8HD**

**welcome to**

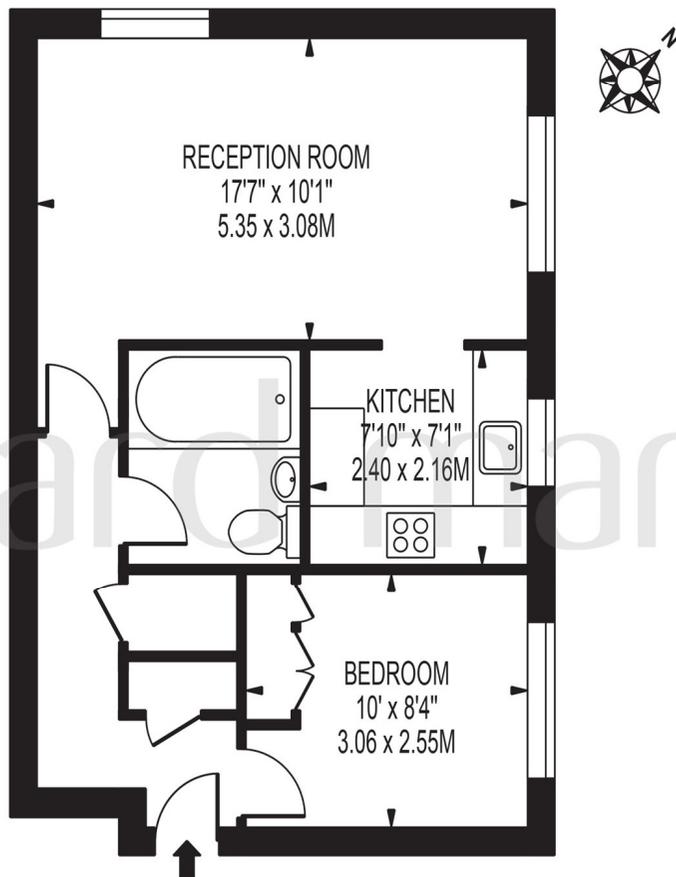
**Cotswold Way, Worcester Park**

A Meticulously cared for and recently upgraded one bedroom apartment set within a sought-after development located 0.7 Miles to Worcester Park High Street. Benefits include Allocated Parking Space, Underfloor Heating and sold with No onward chain.



## COTSWOLD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 466 SQ FT - 43.26 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.

Very few apartments offer as much as Cotswold Way.

Set on the ground floor of a quiet well serviced apartment block, this super property warrants immediate inspection to appreciate the vastly upgraded living accommodation, making it an ideal first-time purchase, downsize or investment opportunity. The property itself offers 466 sq. ft. of well-appointed living space and is presented in outstanding condition throughout. In our opinion, the heart lies within the reception area which has been tastefully decorated and further benefits from ample natural light and adjoining fitted kitchen, making it a perfect area for those who love to entertain. The modern kitchen is fitted with a range of contemporary units and integrated appliances. The bedroom is generously sized, offering plenty of natural light and built-in storage options, while the recently upgraded bathroom is presented to a high standard.

Outside, the property benefits from a well-kept communal setting and residents' parking, adding further appeal. The location is superb - nestled in a peaceful residential area yet just moments from local amenities, transport links, and highly regarded schools. Worcester Park High Street, with its array of shops, cafés, and restaurants, is within easy reach, as are transport connections into Surrey and central London.

This delightful property truly offers a fantastic opportunity to move straight in and enjoy everything Worcester Park has to offer.

welcome to

## Cotswold Way, Worcester Park

- Ground Floor Flat
- 0.7 Miles to Worcester Park Railway Station
- Spacious Double Bedroom
- Great Transport Links
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1361.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £260,000



**view this property online** [barnardmarcus.co.uk/Property/WCP108147](https://barnardmarcus.co.uk/Property/WCP108147)

Please note the marker reflects the postcode not the actual property



Property Ref:  
WCP108147 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



**020 8330 0141**



[WorcesterPark@barnardmarcus.co.uk](mailto:WorcesterPark@barnardmarcus.co.uk)



67 Central Road, Worcester Park, Surrey, KT4 8EB



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)