

The PERSONAL Agent

Packham Court, Farm Way, Worcester Park

£245,000

Packham Court, Farm Way, Worcester Park

- Bright & spacious top floor apartment
- South/Easterly facing balcony terrace
- Generous double bedroom
- 14ft living/dining room
- Separate modern fitted kitchen
- Stylish & contemporary bathroom
- Garage in nearby block with parking
- Close to local shops & Sainsburys
- 1 mile from Worcester Park station
- Extended lease of 151 years remaining

The Personal Agent are delighted to bring to the market this very well presented top floor apartment with access to a South/Easterly facing balcony and the further benefit of an extended lease.

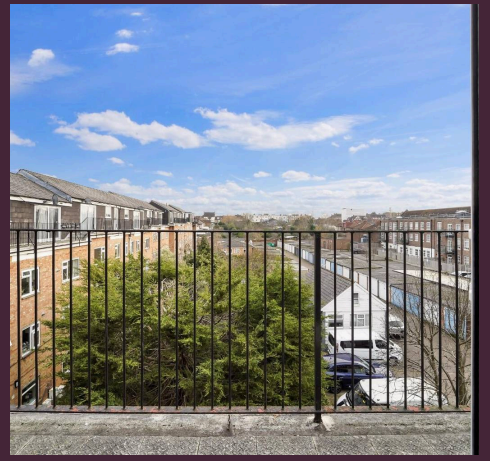
The property enjoys use of a practical loft space and a garage in the nearby block as well as being situated within easy reach of both North Cheam and Worcester Park High Streets.

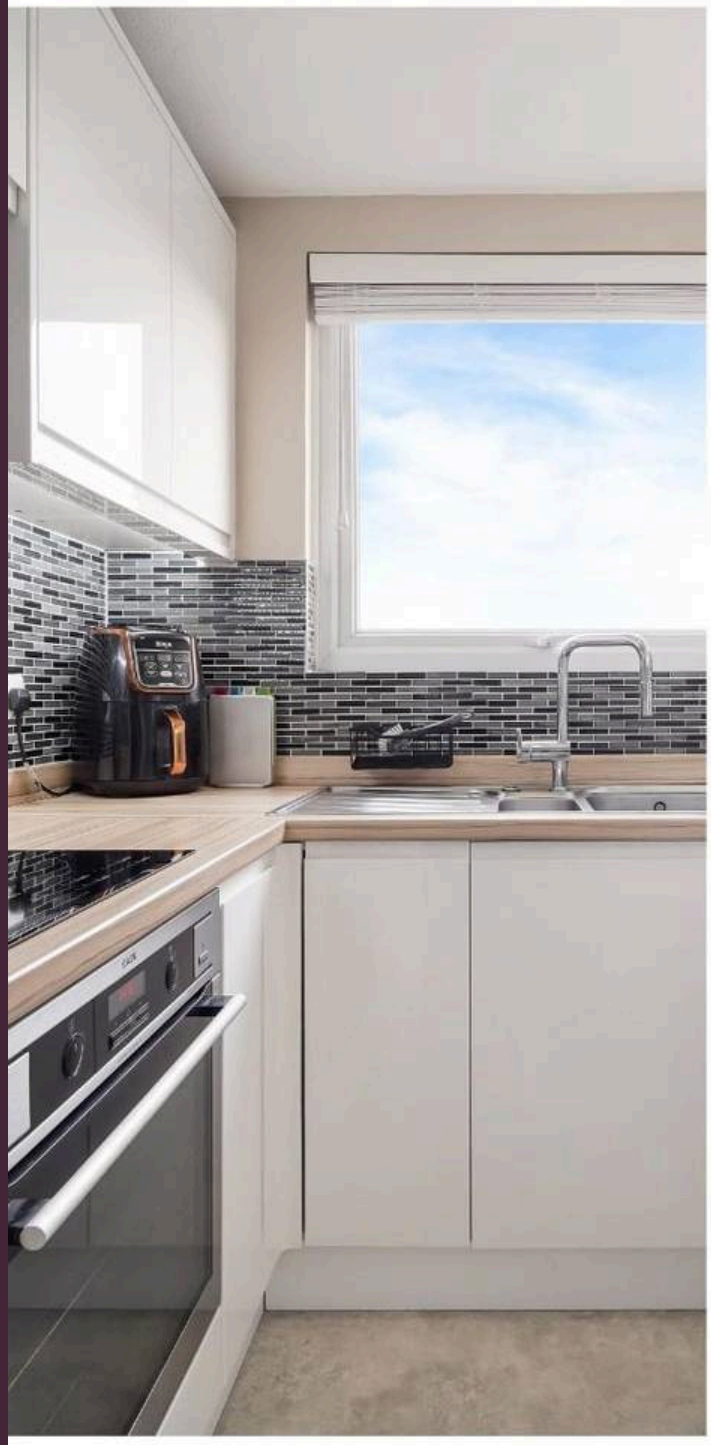
The property is situated within the ever popular Packham Court development, which is approximately 1 mile from Worcester Park station (Zone 4, which provides access to London Waterloo in around 20 minutes) making it practical for the commuters amongst us.







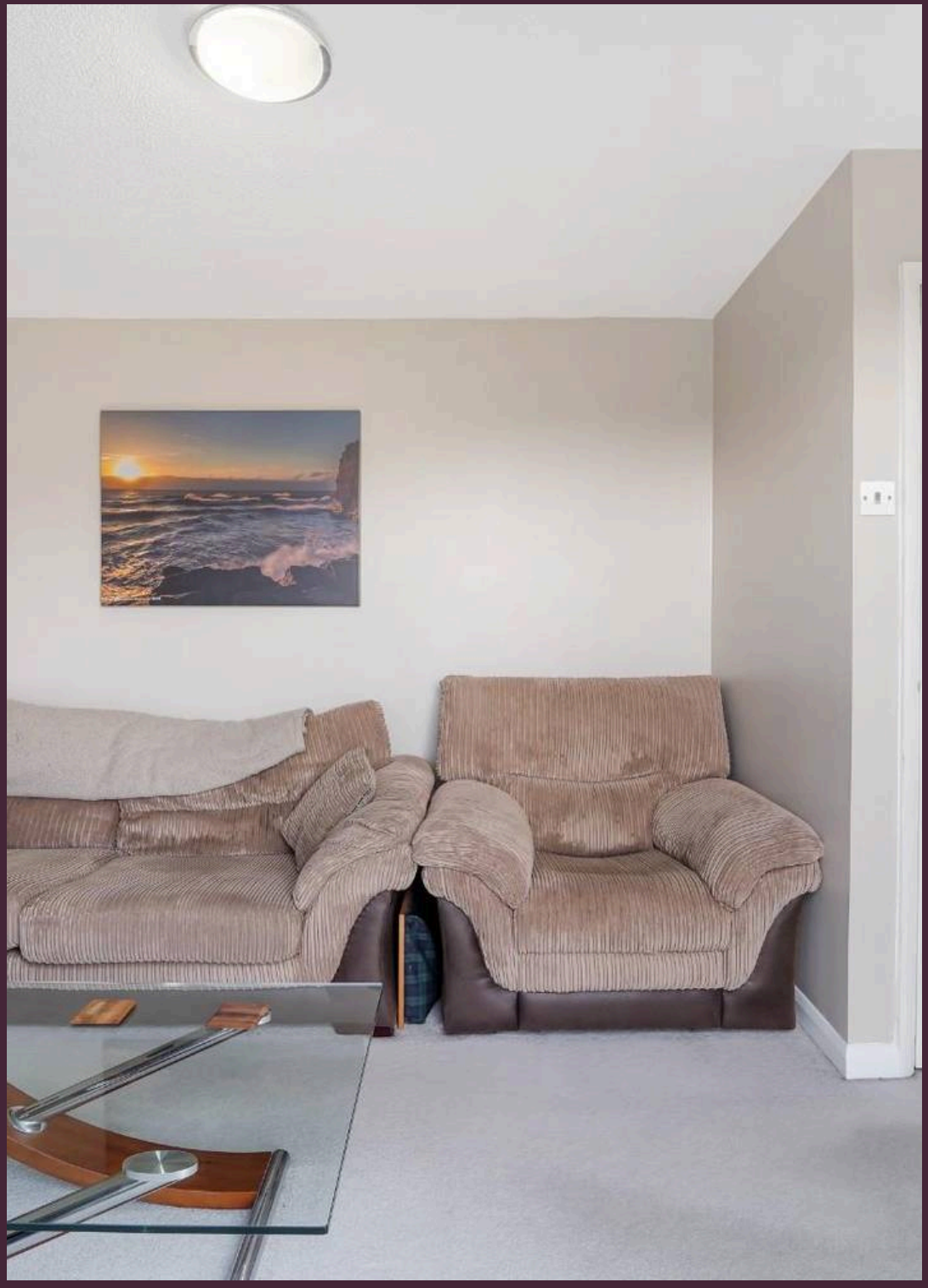






Description

Located on the top floor of this ever-popular development, this beautifully presented apartment enjoys an elevated position with far-reaching views over the surrounding area. The well balanced accommodation is bright and welcoming, with neutral décor and plenty of natural light throughout. The spacious living/dining room provides an excellent place to relax and entertain, with direct access to a South/Easterly facing balcony/terrace, creating a fantastic outdoor extension to the living space. The separate kitchen is modern, sleek and fully fitted. The generous double bedroom offers excellent proportions, complemented by a stylish and contemporary bathroom with a real 'wow' factor. Further benefits include a useful walk-in storage cupboard, access to and use of loft space, and a garage in a nearby block. Overall, this is a superb top-floor apartment combining generous accommodation, excellent presentation and a fantastic balcony, all within a popular residential development.

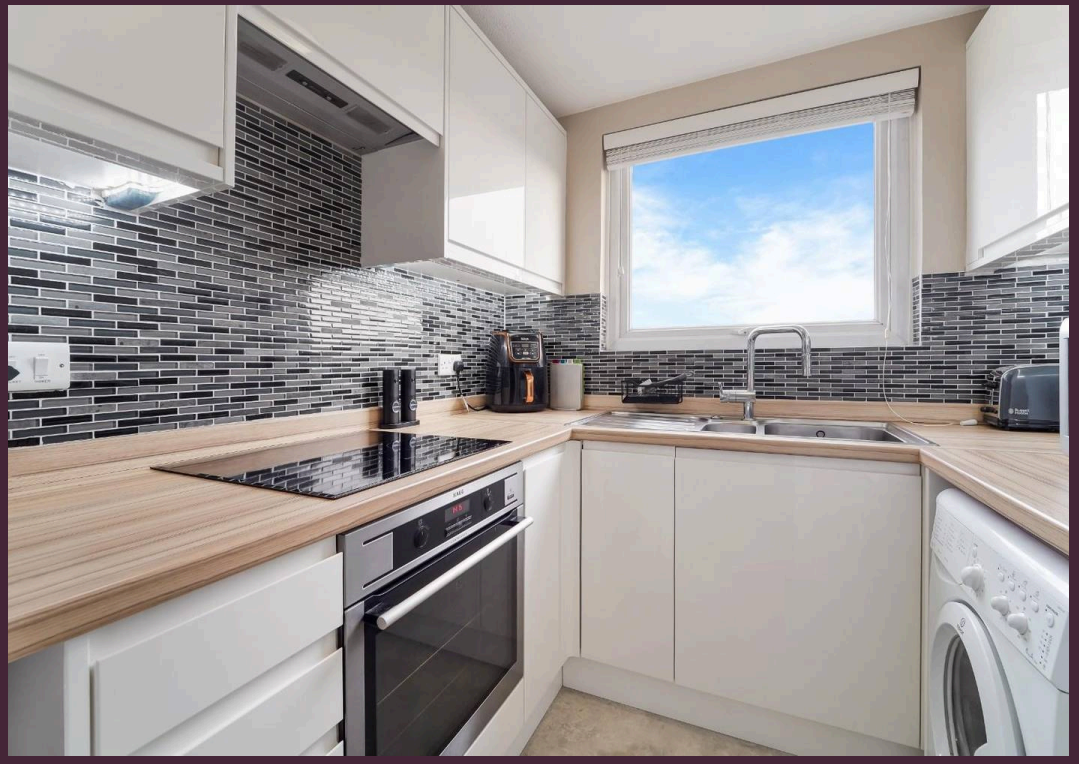


The property is situated near both North Cheam parade and Worcester Park town centre with its excellent shopping facilities, bars and restaurants. Worcester Park mainline station is also nearby at just 1 mile down the road, with fast and frequent rail services to London terminals as are the wide open spaces of Cheam and Nonsuch Parks. By road, the nearby A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively and the A3 provides easily access by car to South London too. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.
Council Tax band: C

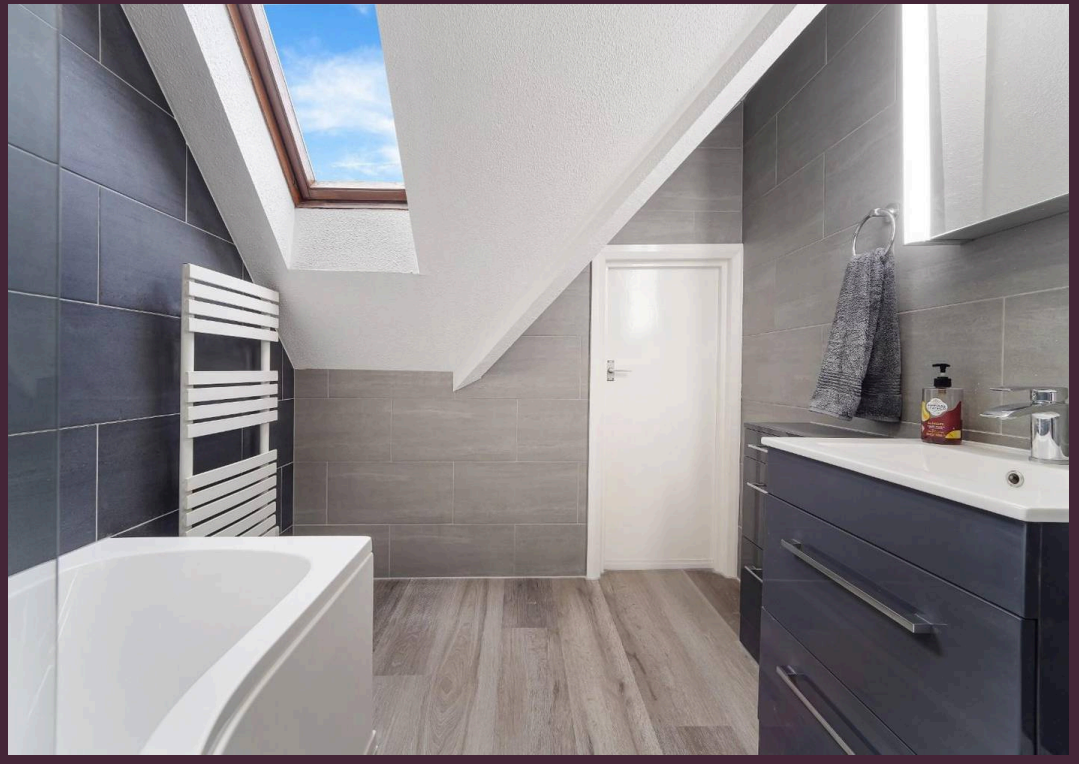
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









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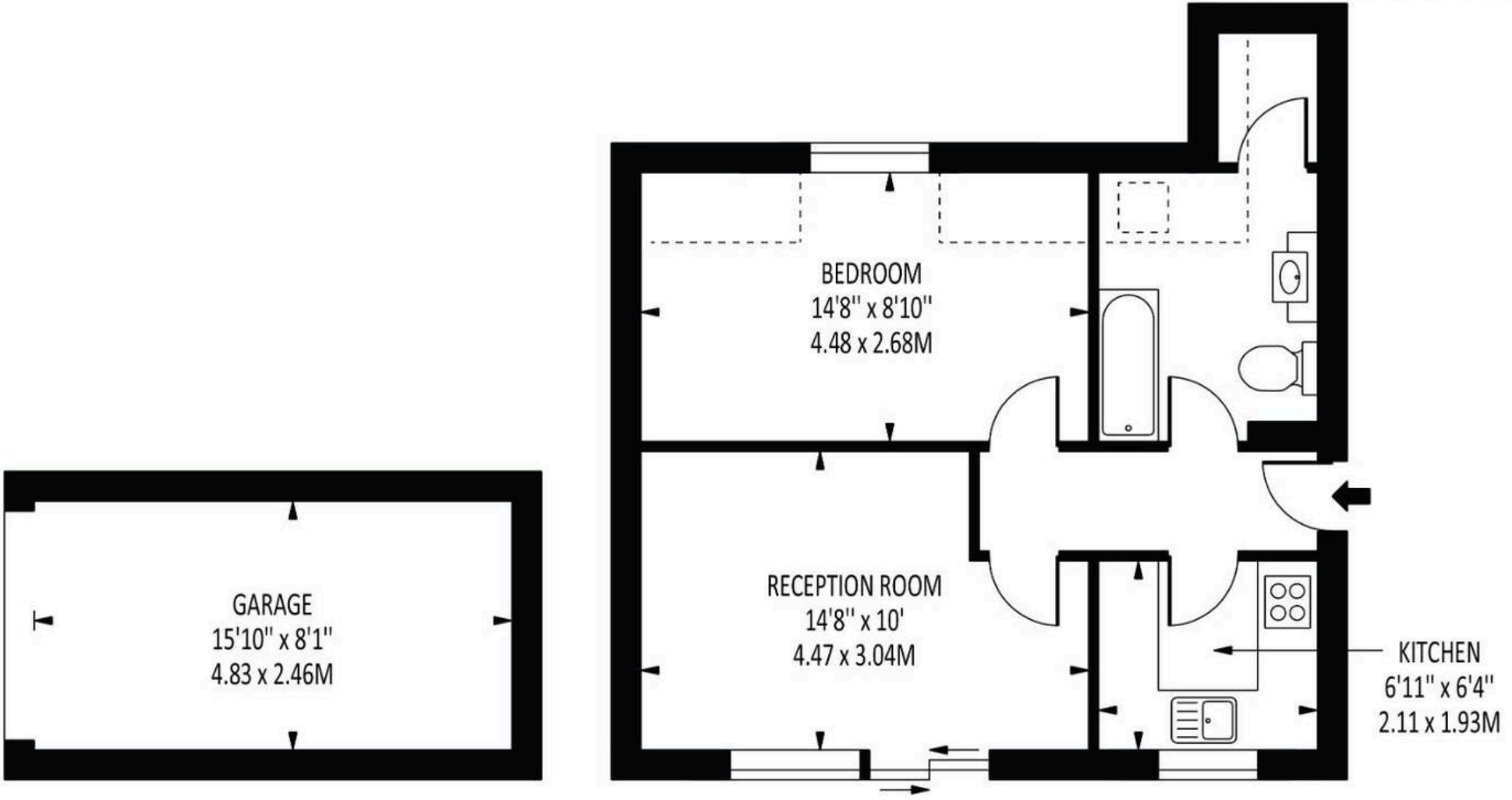
Total Area: 567 SQ FT • 52.72 SQ M
(Including Restricted Height Area & Garage)
Restricted Height Area Area : 40 SQ FT • 3.71 SQ M
Garage Area : 128 SQ FT • 11.88 SQ M



Disclaimer: 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 of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, 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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