

The PERSONAL Agent

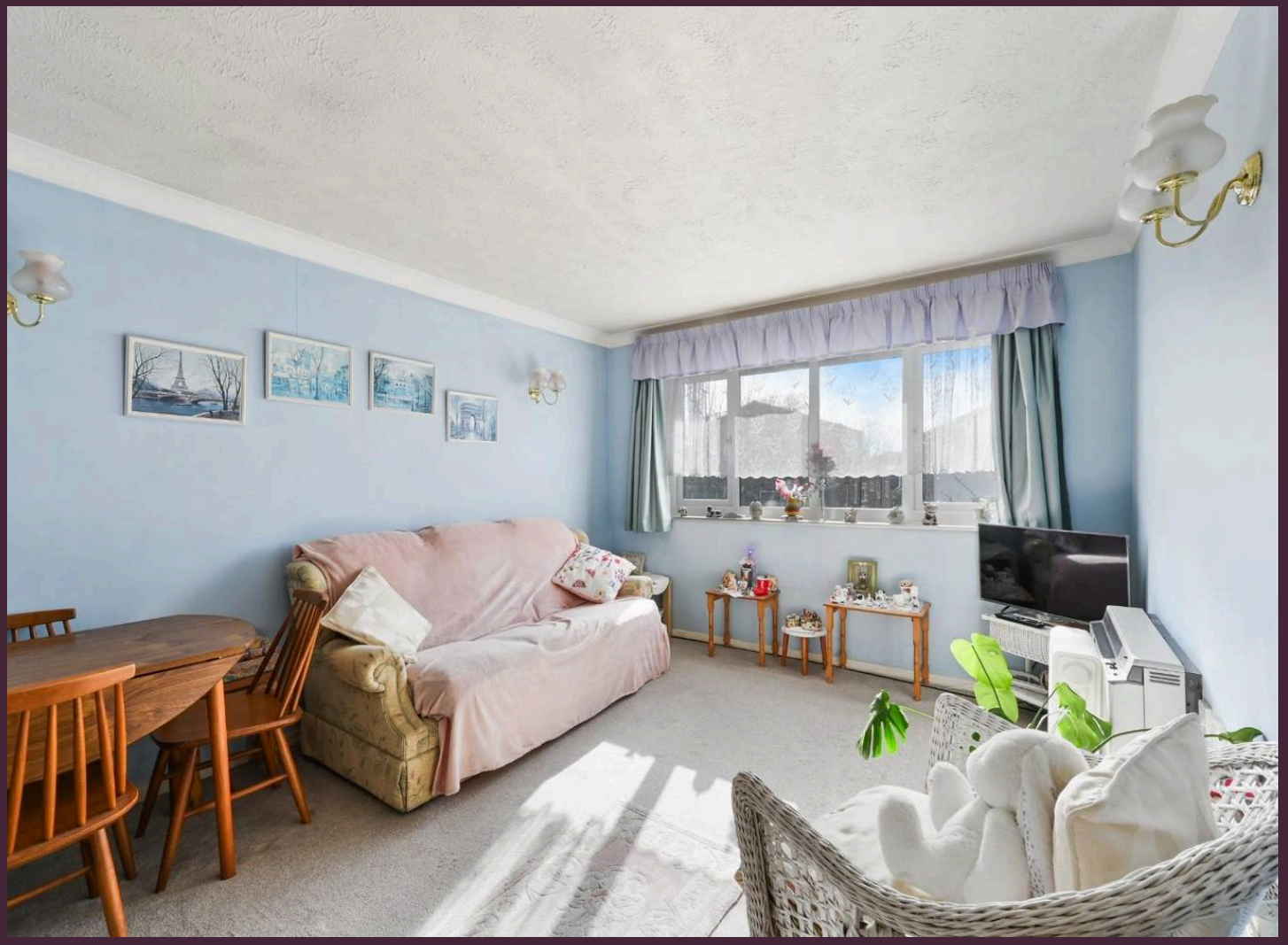
Brook Court, 78 Wordsworth Drive, North Cheam

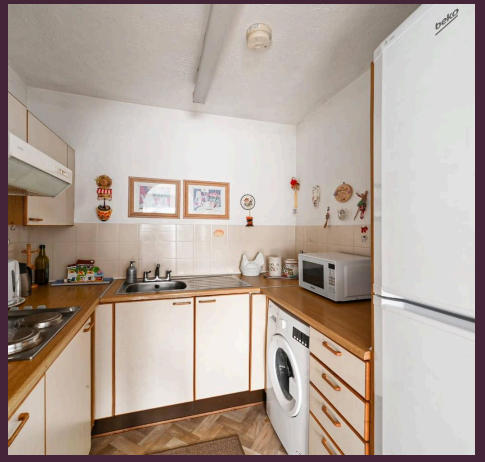
Guide Price £85,000

Brook Court, North Cheam

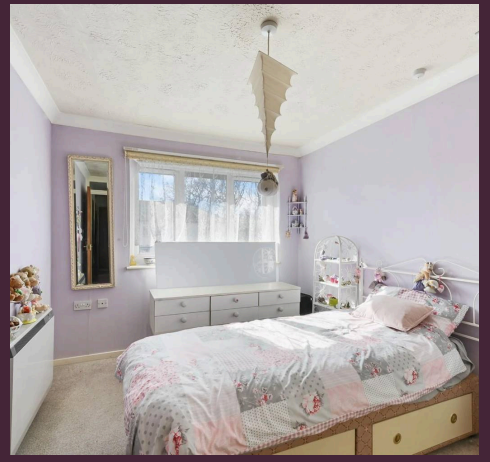
- Communal Residents Lounge
- Communal Gardens
- Residents Parking
- Furnished if required
- Close to North Cheam Shops, Transport & The Historic Nonsuch Park
- Upper Floor
- One Bedroom Retirement Apartment
- Lease 61 years remaining
- Service Charge £2,292 pa
- No Onward Chain

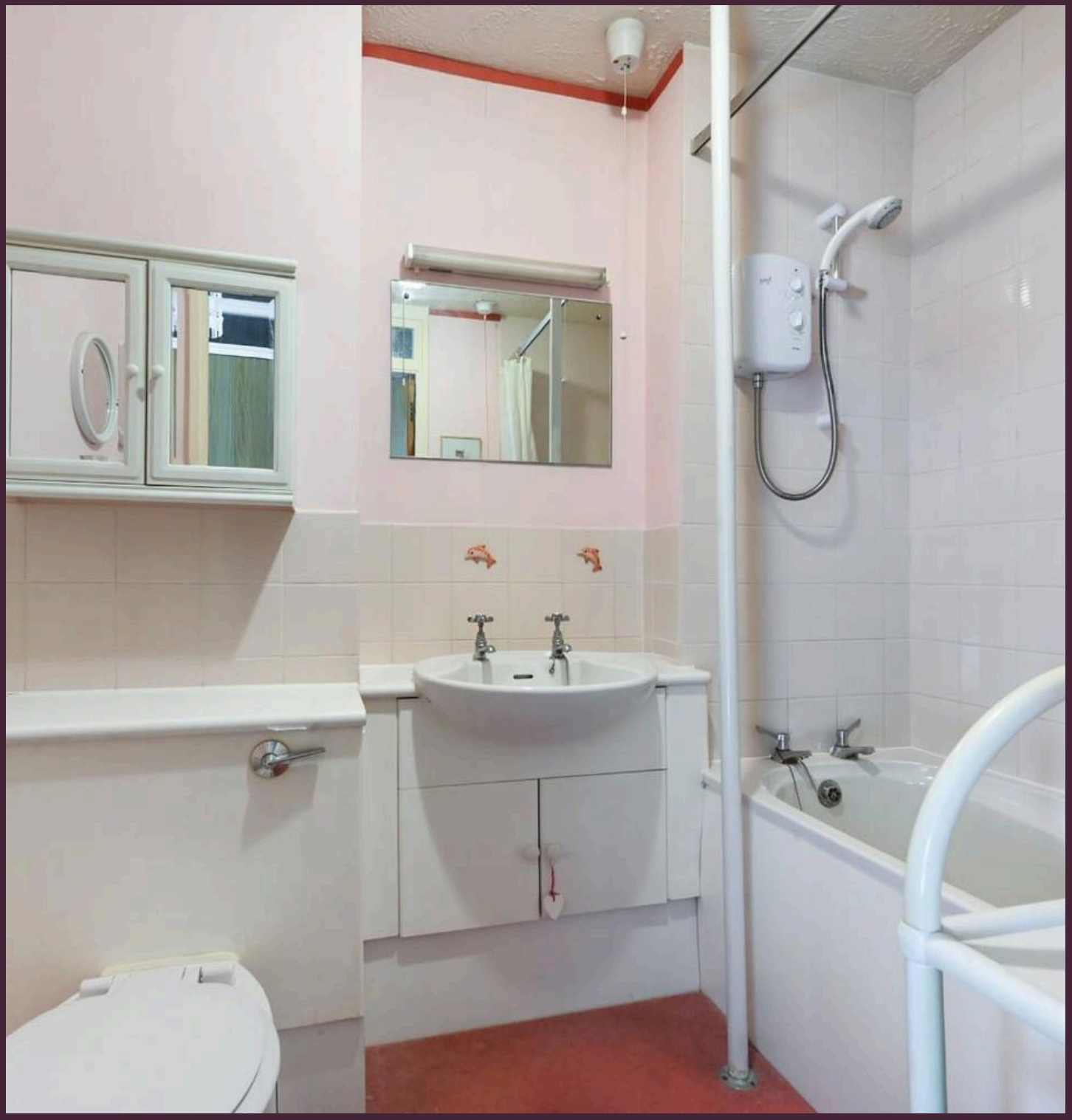
The property benefits from a lift service to all floors, security entry system, pull cord emergency system and use of the communal residents lounge on the ground floor.











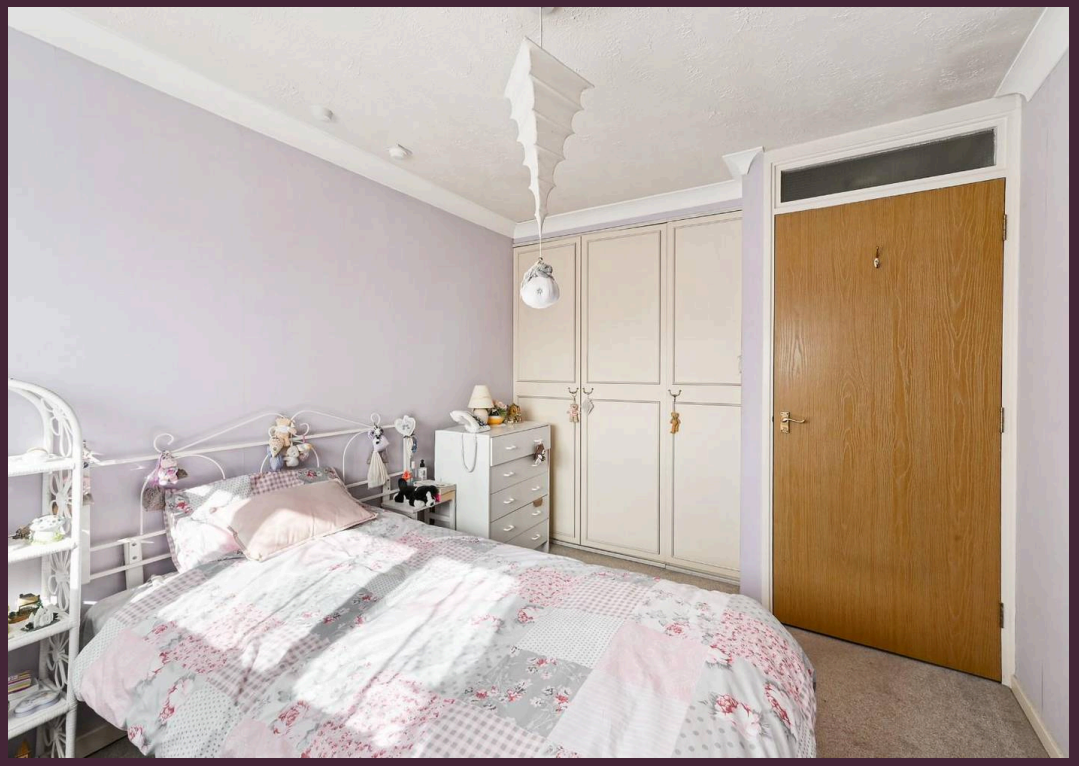


The property is situated near both Cheam Village and Worcester Park town centre with its excellent shopping facilities, bars and restaurants. Cheam mainline station is also nearby with fast and frequent rail services to London terminals as are the wide open spaces of Nonsuch Park. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively. Length of lease (years remaining) - 61 Annual ground rent amount (£) - TBC Annual service charge amount (£) - £2,292.00 Council tax band - C 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: B









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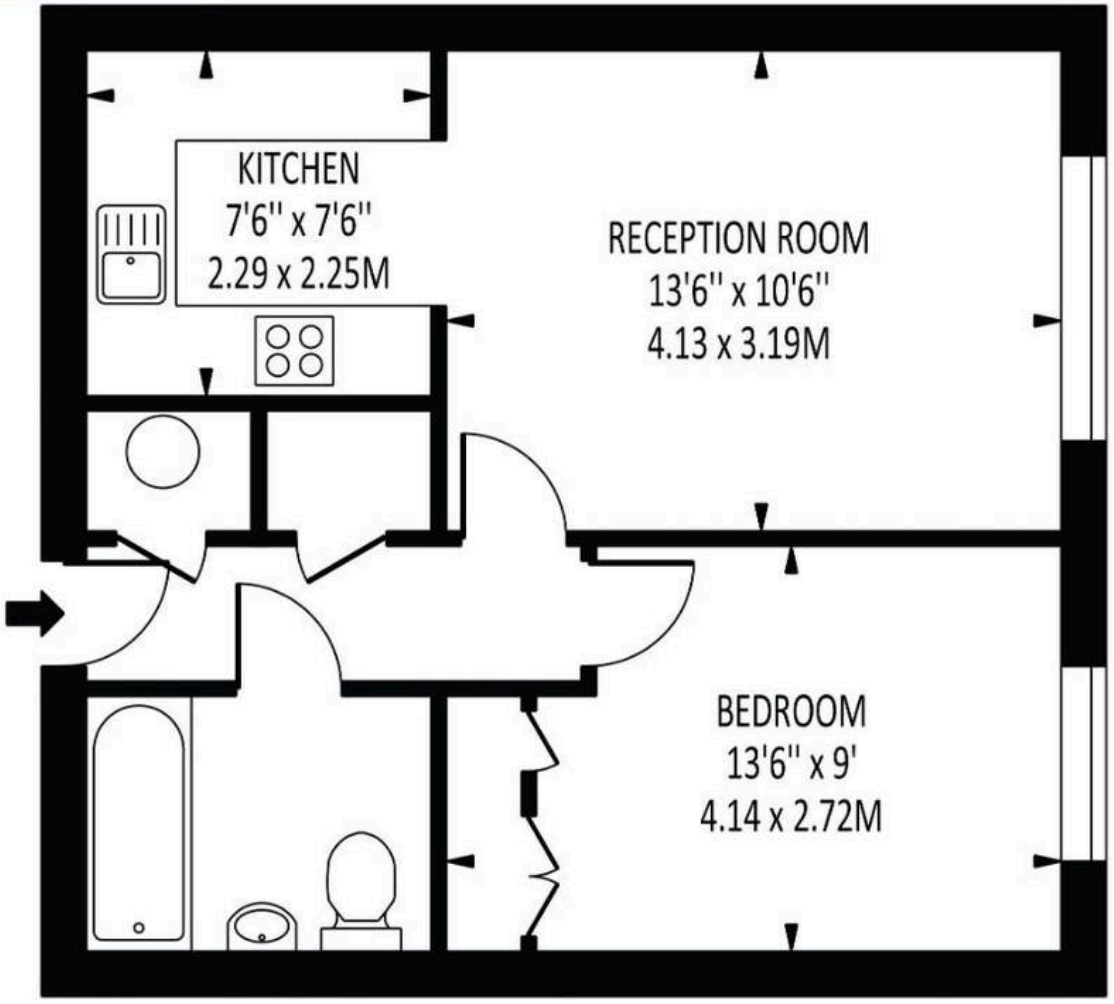
Total Area: 420 SQ FT • 39.00 SQ M



SECOND FLOOR

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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