



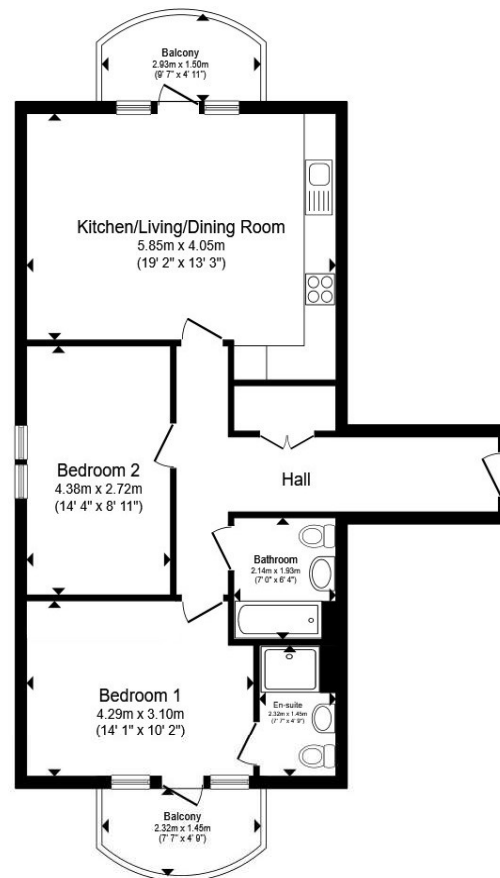
Holman House, Gunpowder Road, Worcester Park, KT4 7BN

welcome to

Holman House, Gunpowder Road, Worcester Park

Nestled within a quiet and sought-after modern development, this beautifully presented two double bedroom apartment offers approximately 778 sq. ft. of bright and spacious accommodation. Boasting a contemporary open-plan layout, two bathrooms, two private balconies and an allocated parking space.





Total floor area 72.3 m² (778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated within a highly sought-after modern development, this beautifully presented two double bedroom apartment offers stylish contemporary living throughout and was built in 2022.

Extending to approximately 778 sq. ft., the spacious accommodation comprises a bright and airy open-plan living/kitchen/dining room, two generous double bedrooms, a modern family bathroom and an en-suite shower room. In our opinion, the standout feature is the impressive open-plan living space, complemented by a contemporary fitted kitchen and direct access to a private south-facing balcony, ideal for relaxing or entertaining. The principal bedroom benefits from fitted wardrobes, a stylish en-suite shower room and access to a second private balcony, while the second double bedroom is served by a well-appointed family bathroom. Further benefits include allocated parking, entry phone system, and 6 years remaining on the NHBC warranty, providing added peace of mind.

Location

Set within a popular residential development in Worcester Park, the property is ideally positioned for commuters and families alike. Worcester Park town centre, with its array of shops, restaurants and mainline station providing regular services to London Waterloo, is approximately 1 mile away, while Malden Manor station is just 0.7 miles from the property.

The area is well regarded for its selection of local schools, including Malden Parochial C of E Primary School, Cuddington Community Primary School, Malden Manor Primary & Nursery School and Linden Bridge School. Residents also benefit from nearby parks, open green spaces and excellent transport links, making this a highly convenient and desirable location.

welcome to

Holman House, Gunpowder Road, Worcester Park

- Stunning First Floor Apartment
- Two Double Bedrooms
- Two Balconies
- En-suite to Primary Bedroom Suite
- Long Lease

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1733.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP108233



Property Ref:
WCP108233 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8330 0141



WorcesterPark@barnardmarcus.co.uk



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



barnardmarcus.co.uk