



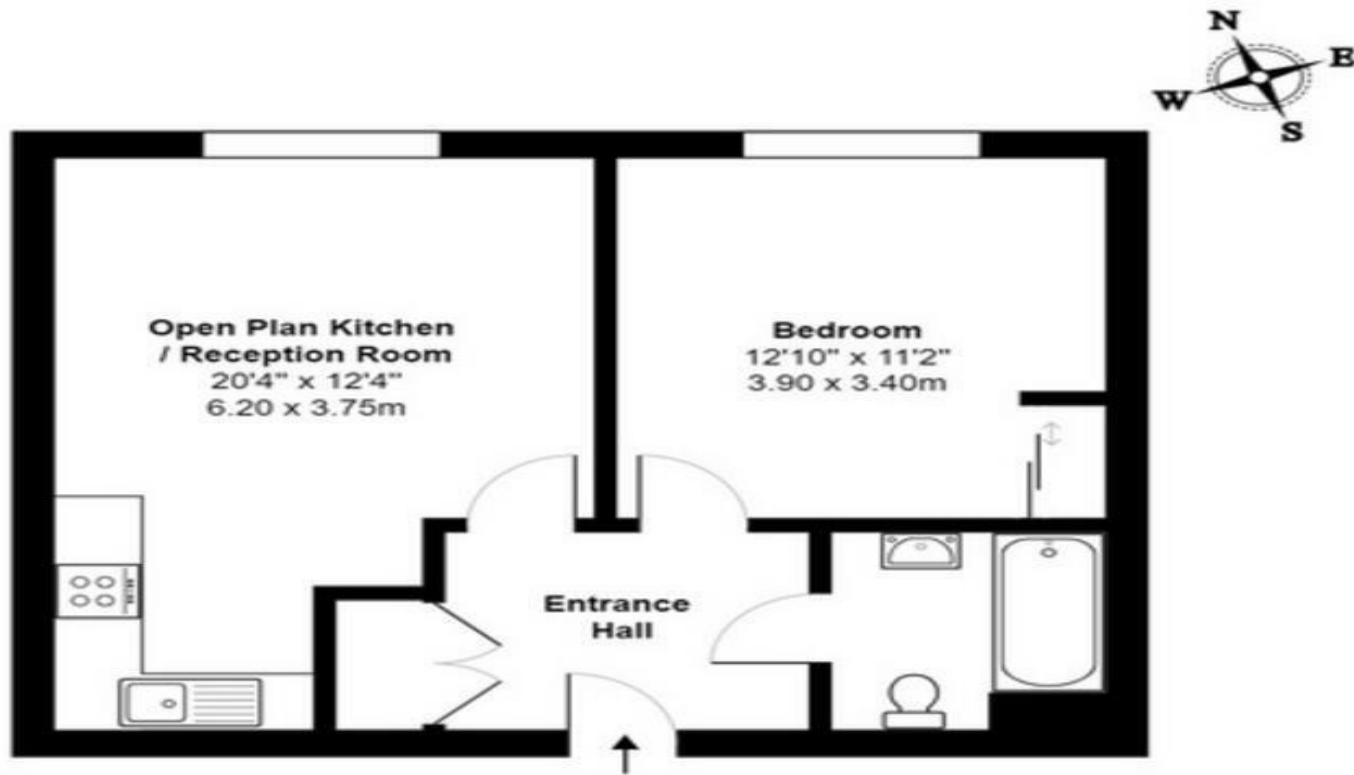
Drummond Court, Sherbrooke Way, Worcester Park, KT4 8BP

welcome to

Drummond Court, Sherbrooke Way, Worcester Park

A beautifully presented one bedroom first floor located on the highly desirable Hamptons Development. Benefits include allocated parking space and sold with no onward chain.





First Floor

Drummond Court 80 Sherbrooke Road Worcester park KT4
Gross Internal Area 488sq ft / 45.3sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Very few properties offer as much as Drummond Court.

Located in the highly desirable Hamptons development, this beautiful one-bedroom flat forms part of a well serviced apartment block and warrants immediate inspection.

The accommodation totals a generous 488 sq ft and occupies the first floor. The spacious entrance hall offers additional storage options and flows seamlessly to the open plan reception room and kitchen area. This popular design allows you to entertain your guests while preparing a feast for friends and family. The kitchen is fully fitted with ample storage space for modern living.

The double bedroom is a bright and cozy place to rest your head after a long day. The mirrored built-in wardrobes reflect the vast light that enters this room. The bathroom is built-in with an over bath shower and tiled through-out.

The Hamptons is a fabulous New England inspired development of family homes and apartments built by St James Homes (part of The Berkeley Homes Group) set within 30 acres of landscaped parkland. The development comprises lakes, jogging trails, tennis courts, children's play area, water features and a superbly equipped gymnasium within Maple Lodge, the community hall.

Externally you have use of the green spaces within in the development as well as your own private allocated parking. Located less than a mile from Worcester Park rail station for links to Southwestern Railway options.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Drummond Court, Sherbrooke Way, Worcester Park

- 1 Bedroom first floor Flat
- No Onward Chain
- Allocated Parking Space
- 75% Shared Ownership
- Popular 'Hamptons' Development

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

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.

£206,250



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP108262



Property Ref:
WCP108262 - 0008

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.

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