



Goodfellows - Stonecot Hill

30 Stonecot Hill, Sutton, Surrey, SM3 9HE

T: 020 8335 3535

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www.goodfellows.co.uk

Flat 5, Cardigan Court, Trafalgar Avenue, Worcester Park



Overview...

First Floor Maisonette

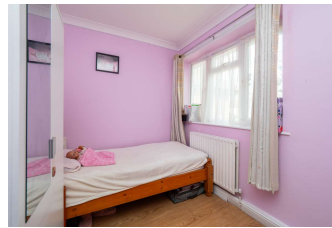
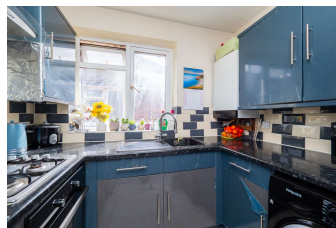
Two bedrooms and a study

900+ years on lease

Garden

EPC Rating: D

Council Tax: C



Our view...

Goodfellows are pleased to present to the market this spacious 2/3-bedroom first floor maisonette perfect for first time buyers and investors.

The property consists of two double bedrooms plus a study which could be used as an office or another bedroom, a living/dining room which overlooks the pretty rear garden along with a modern kitchen and bathroom.

This Maisonette is at the ideal location being close too local amenities and restaurants along with bus routes to Worcester Park station and Morden underground providing fast and easy access to central London. There are also several well-regarded Schools in the area including St Cecilia's Catholic School, Cheam Park Farm Primary School and Cheam High School.

Further benefits to this property include a long lease of over 900 years, plenty of storage space and a Southwest facing Garden.

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

Offers in excess of: £360,000

Leasehold

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Living Room/ Dining Room
13'2" x 10'5" (4.01m x 3.18m)

Bedroom Two
10'6" x 10'1" (3.2m x 3.07m)

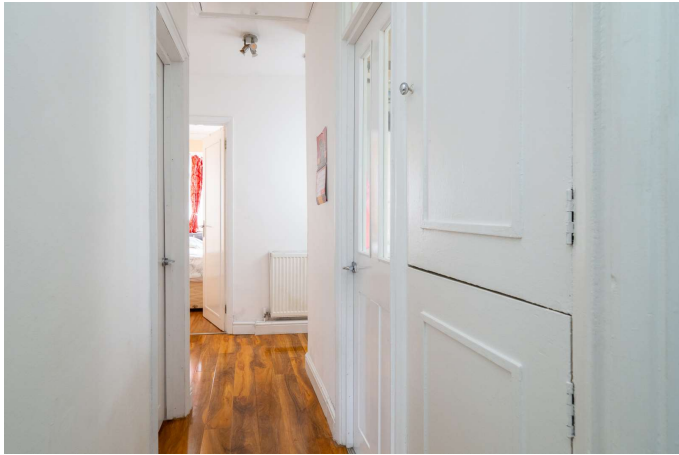
Kitchen
7'8" x 7'5" (2.34m x 2.26m)

Study
10'6" x 7'4" (3.2m x 2.24m)

Bedroom one
13'1" x 10'7" (4m x 3.23m)

Bathroom
7'4" x 4'8" (2.24m x 1.42m)





Your View...

Additional Information

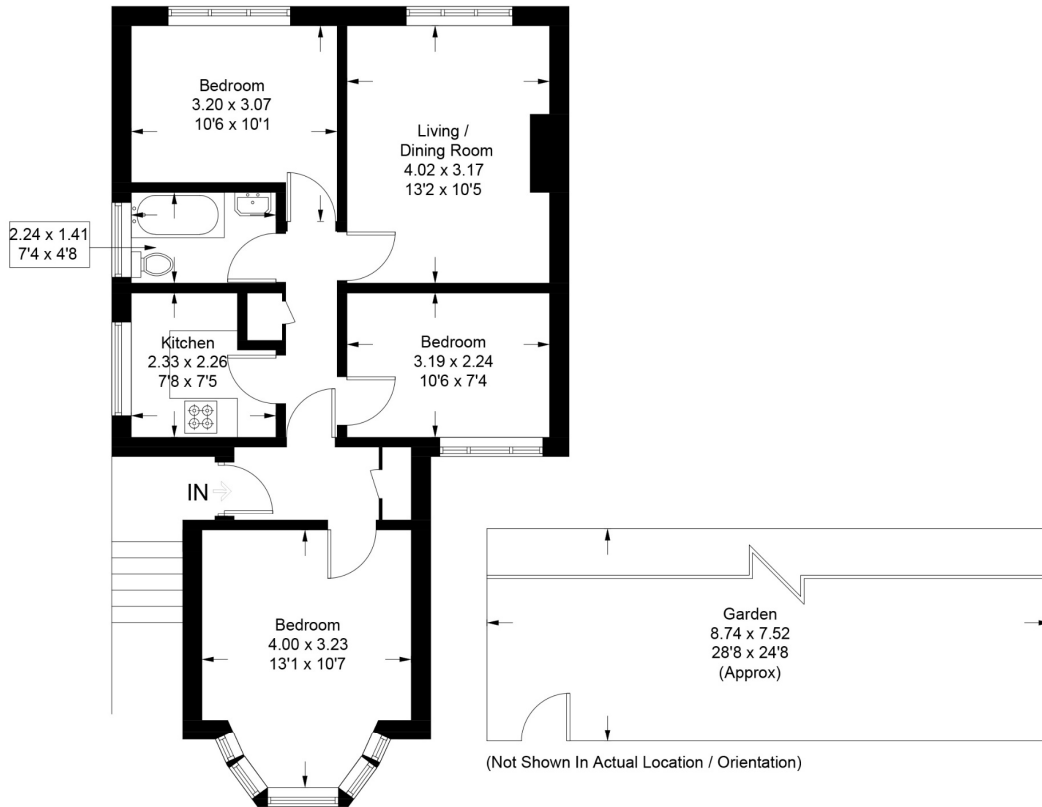
900 + Years on lease

£75 ground rent per annum

No service charges.

Cardigan Court

Approximate Gross Internal Area = 57.2 sq m / 616 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1062040)

Local Authority

Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

Fixtures & Fittings

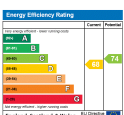
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

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