



#### Goodfellows - Stonecot Hill

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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: £350,000**

*Leasehold*

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

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

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



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

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

**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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