



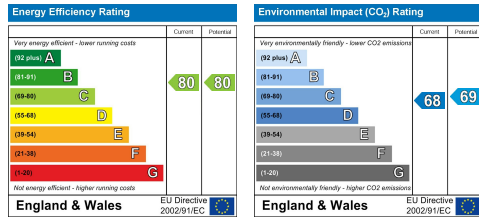
**29, Brook Court 78 Wordsworth Drive  
North Cheam  
Surrey. SM3 8HH**

- ENTRANCE HALL • LIVING ROOM • KITCHEN • BEDROOM • SHOWER ROOM • RESIDENTS FACILITIES INCLUDE • GARDENS • PARKING AREA • RESIDENTS LOUNGE, GUEST SUITE AND LAUNDRY ROOM • HOUSE MANAGER

**Reduced To £125,000 - Leasehold**

RECENTLY RE-DECORATED AND RE-CARPETED AN ATTRACTIVE SECOND (TOP) FLOOR APARTMENT SET IN THIS POPULAR RETIREMENT DEVELOPMENT EXCLUSIVELY FOR THOSE 60+. THE LOCATION PROVIDES EASY ACCESS TO NORTH CHEAM'S SHOPPING FACILITIES AND AMENITIES WITH NEARBY BUS ROUTES TO WORCESTER PARK, CHEAM VILLAGE AND TO THE TUBE AT MORDEN. NO ONWARD CHAIN. EPC - C.

## Continuation: 29, Brook Court 78 Wordsworth Drive, North Cheam



### Communal Hallway

Stairs or lift to 2nd floor.

Front door to:

### Entrance Hall

Entryphone point, alarm pull, storage heater, Linen cupboard and further deep storage cupboard.

### Living Room

13'5 x 10'3 (4.09m x 3.12m)

Double glazed window with deep display sill, 2 storage heaters, alarm pull, wall light points, coved cornice, arch to:

### Kitchen

7'5 x 7'4 (2.26m x 2.24m)

Base units with cupboards and drawers, work tops over with inset stainless steel sink unit, inset hob with cooker hood over, wall units, split level oven with storage above and beneath, part tiled walls, space for washing machine and fridge/freezer, strip light, extractor fan, alarm pull.

### Bedroom

11'5 plus depth of wardrobes x 8'10 (3.48m plus depth of wardrobes x 2.69m)

Double glazed window, triple built-in wardrobe, storage heater, coved cornice, alarm pull.

### Shower Room

Walk-in shower, wash basin, low level wc, part tiled walls, wall mirror with light over, fan wall heater, extractor fan, alarm pull, loft access.

### Communal Facilities

Residents have the use of Residents Lounge, Laundry room, Guest Suite, well tended Gardens, Parking area (not allocated). Resident House Manager.

### Lease Details

We understand the the Lease is for 99 years from December 1986 (approx 65 years unexpired) with a 'Peppercorn' Ground Rent.

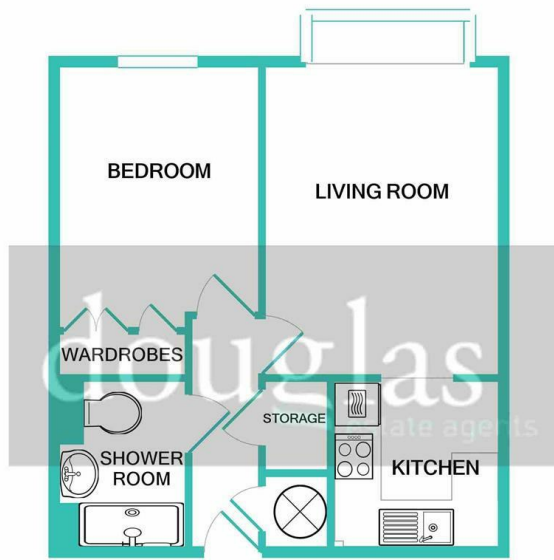
Maintenance - £2971.29 p.a.

### Occupancy Criteria

Occupants must be 60+

### Council Tax

L.B. of Sutton - band 'C' - £1,650.27 for the year to 31/03/22.



TOTAL APPROX. FLOOR AREA 405 SQ.FT. (37.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Viewing

Strictly by appointment via Douglas & Co 01372 722362 or [info@douglas-estates.co.uk](mailto:info@douglas-estates.co.uk)

## Agents Notes

These details whilst believed to be correct are not guaranteed nor do they form part of any contract and should not be relied upon for ordering carpets or furnishings. Douglas have not tested any stated equipment or appliances. Purchasers are advised to satisfy themselves as to working order and condition.

Under Anti-Money Laundering Regulations we are required to have sight of and retain copies of buyers I.D. We will therefore require copies of either a Passport and Driving Licence alternatively a Passport or Driving Licence plus a Utility or Council Tax bill. We hope that you will understand the necessity of this.