



ORCHARD COURT

WORCESTER PARK

Eight top floor luxury 2 bedroom apartments



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Orchard Court comprises an attractive 1930's building of apartments set within attractive grounds situated only a few hundred metres from the shops and station.

Copperwood Developments have worked closely with Orchard Court Residents Association Limited (OCRA) and acquired the roof space which has been entirely removed to create eight brand new highly specified, 2 bedroom contemporary apartments in keeping with the original 1930's architecture. The new mansard style roof comprises a highly insulated grey zinc covering with slate style tile elevations. The parapet wall around the whole building has been replaced with attractive stone corning.

Each apartment boasts a spacious living room with attractive large bay window, access from the living room to a fully fitted luxury kitchen with built in appliances, a master bedroom with en suite shower room, a second double bedroom and separate family bathroom. All new apartments have allocated off street parking.

As part of our agreement with OCRA, a substantial programme of improvements and refurbishment has taken place both internally and externally to the entire building and grounds. The internal communal areas have been refurbished with a new fire alarm system, emergency lighting and new wiring. Also, new bespoke mahogany front entrance doors have been fitted together with redecoration and new carpeting.

Externally, all down pipes have been replaced, the brick work cleaned and the driveway resurfaced. New electronic entrance gates with entry system have been installed for added security, all boundary fences replaced and the communal garden landscaped.

LIVING AT THE HEART OF IT

Orchard Court is very well located being less than a 5 minute walk from Worcester Park station providing a regular service to London Waterloo. The A3 is a short drive away, connecting you to the M25, Heathrow and Gatwick.

Worcester Park has a good selection of shops, a branch of Waitrose and a range of restaurants. Within a few miles there are schools for nursery, primary and secondary level education, with additional options in Kingston and Sutton.

Nearby Wimbledon and Kingston both offer an excellent choice of shopping and dining venues. Kingston is a destination retail centre and Wimbledon Village has many attractive fashion and interior design boutiques.

Computer enhanced image is indicative only



FLOORPLANS

Apartments 6A, 6B, 25A & 25B

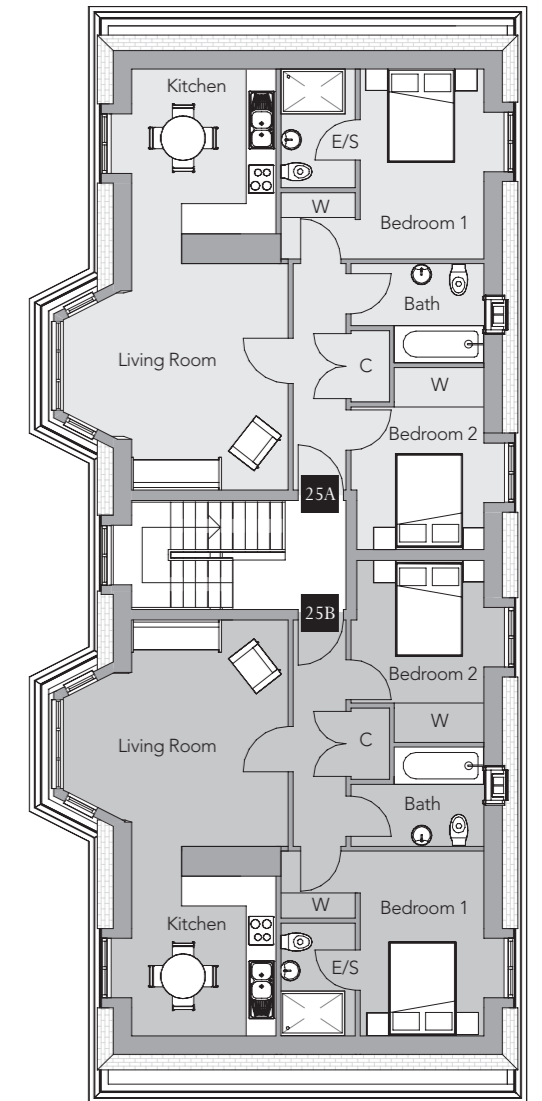
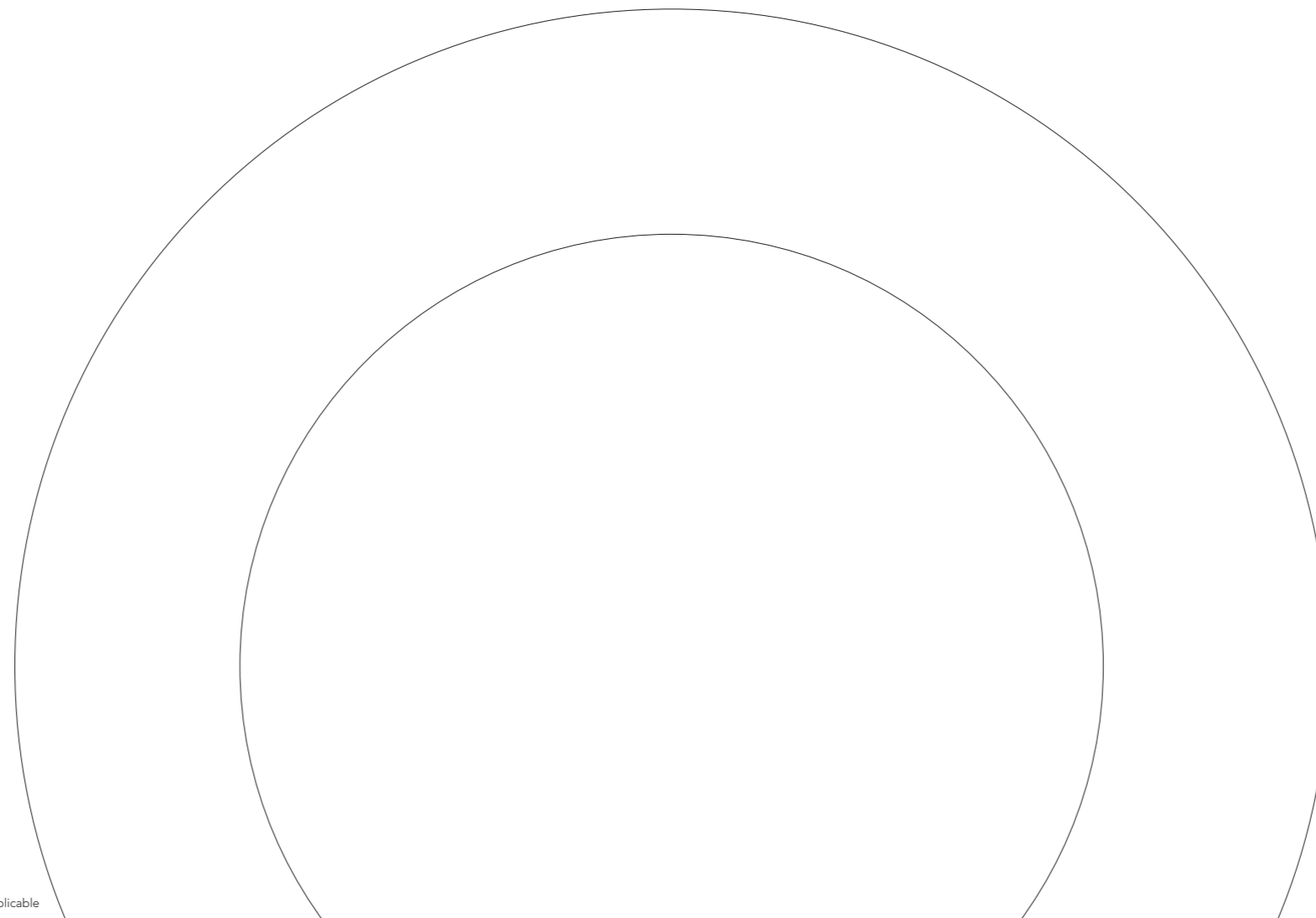
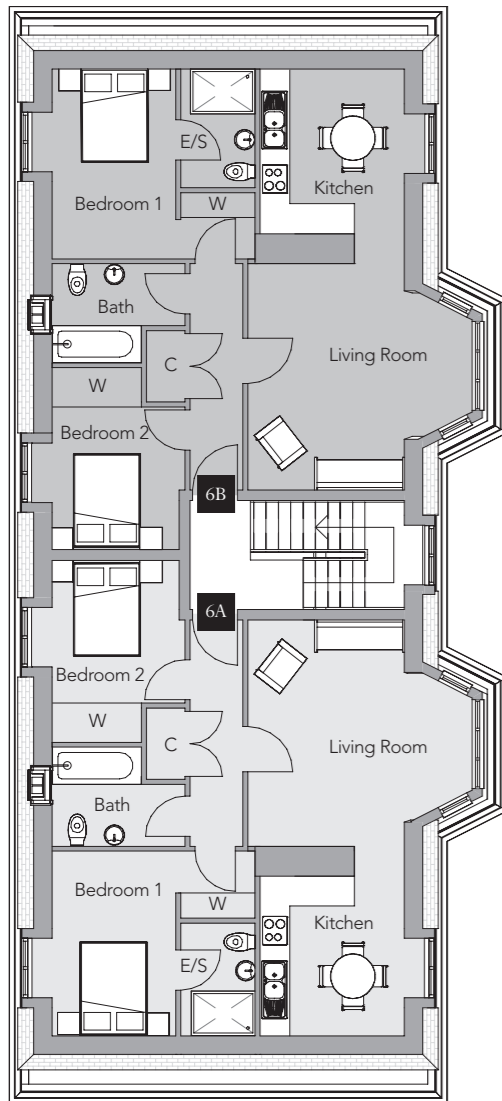
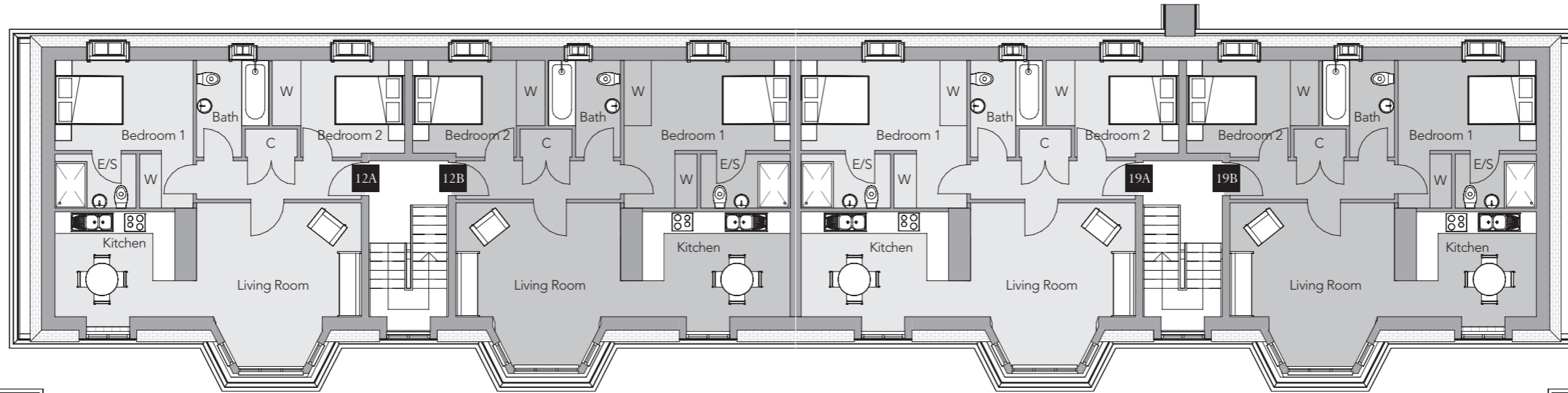
Living Room	4.5m x 4.4m	14'9" x 14'6"
Kitchen	4.2m x 3.1m	13'9" x 10'3"
Bedroom 1	4.1m x 3.1m	13'6" x 10'3"
Bedroom 2	3.0m x 3.0m	10'0" x 10'0"

Apartments 12A & 19B

Living Room	4.5m x 4.4m	14'9" x 14'6"
Kitchen	4.2m x 3.1m	13'9" x 10'3"
Bedroom 1	4.1m x 2.7m	13'6" x 9'0"
Bedroom 2	2.9m x 2.7m	9'6" x 9'0"

Apartments 12B & 19A

Living Room	4.5m x 4.4m	14'9" x 14'6"
Kitchen	4.7m x 3.1m	15'6" x 10'3"
Bedroom 1	4.2m x 3.9m	13'9" x 12'9"
Bedroom 2	2.9m x 2.7m	9'6" x 9'0"



Note: All measurements are approximate and for guidance only. They are taken into bays and recesses where applicable

DESIGNED FOR MODERN LIVING



General

- Double glazed UPVC windows with trickle vents and locks
 - Walnut veneer internal doors
- All bedrooms have custom fitted wardrobes
- Engineered oak flooring to hallway, living room and kitchen
 - Fitted carpets to both bedrooms

Kitchen

- Stylish Brandt fitted kitchen offering an excellent range of units
- A range of Smeg appliances including single electric oven, induction electric hob with extractor hood above, fridge/freezer, dishwasher, washer/dryer and wine cooler
 - Quartz work surfaces with upstand and mirrored splashbacks
 - Smoke detectors

Bathrooms

- En suite shower room with large shower tray and glass shower door, concealed cistern and wc
 - Basins with storage cupboard
- Family bathroom with bath with shower over and glass shower screen
 - Heated towel rails to each bathroom
 - Amtico flooring

Electrics & Heating

- Ample provision of 13 amp power points
 - Low voltage down lighters throughout
- 5 amp lighting circuit to living room and both bedrooms
 - Wired for TV and Satellite
- Gas controlled combination boiler providing hot water and heating with radiators to each room

External

- Allocated parking space for each apartment
 - New Electric security gates
 - New boundary fencing
- New refuse bin area and cycle enclosure
 - Resurfaced driveway
 - Landscaped grounds

Warranty

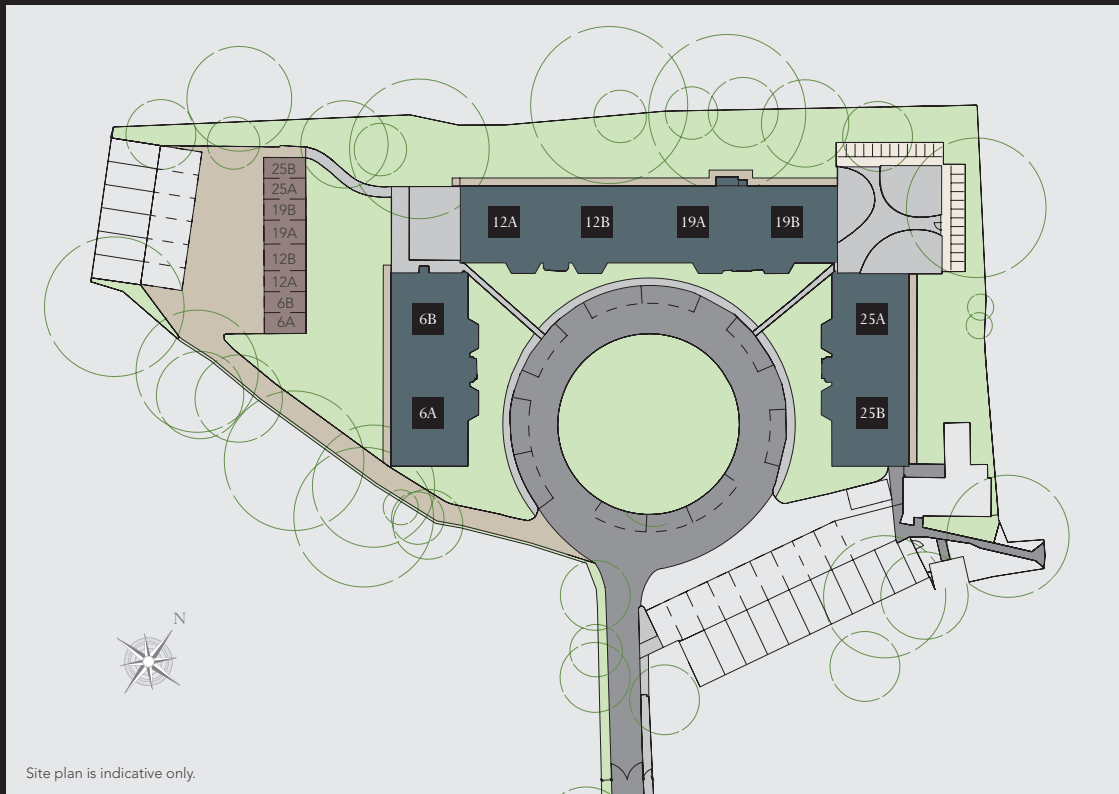
- A new 10 year building warranty is provided by BLP Limited

Tenure

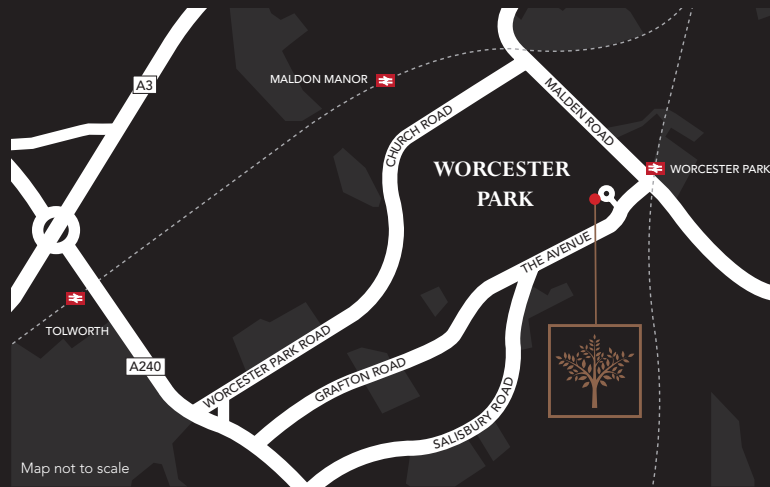
- New 999 year leases
- Share of freehold

Management

There is a residents' controlled management company namely, Orchard Court Residents Association Limited which deals with the day to day management of the estate via their appointed Managing Agents, Bartholomew's of Kingston. Each flat pays a 1/32nd of the annual costs.



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PROJECT



LONDON



These details are intended to give a general indication of the proposed development and floor layout. We reserve the right to alter and amend specifications at any time. The contents herein shall not be deemed to form part of any contract or be a representation inducing any such contract. Please note that floor plans are not to scale and are for illustrative purposes only. All sizes and dimensions are taken from working drawings and may differ from the finished product. Orchard Court is a marketing name only and may not form part of the postal address.

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