

Flat 2 Chesapeake House, Dorset Road, Mottingham, London SE9 4QU

Superbly positioned in the very centre of Mottingham Village, a modern first floor purpose-built two double bedroom/two bathroom flat, with all the village amenities to hand and Mottingham mainline railway station just a short walk away.

The flat is one of only six within this attractive three storey block built in 2005. The flat has an Energy Performance Certificate rating 'C' and includes sealed-unit double glazing throughout.

It has spacious 705 sq ft of accommodation, with a twin-aspect 4.8m (15' 11") good sized reception room, a well fitted kitchen, two double bedrooms and two well fitted bathrooms (one en suite). The finishes are in neutral colours and include natural beech engineered hardwood parquet floors by Gründorf throughout, with high performance vinyl by Altro to kitchen and bathrooms. Stainless steel kitchen appliances are by Electrolux and bathroom fittings are by Ideal Standard, with a fixed shower to en suite by MIRA. There is a covered cycle store. An adjacent parking space is available by negotiation.

Dorset Road is one of the old Victorian turnings in the very centre of the village, within only 'a stone's throw' of all the village shops and local bus routes and a short walk from Mottingham playing fields. The mainline railway station on the Dartford Loop line is about a 6-7 minute walk away, and provides a 17 minute service into London Bridge and a 10 minute journey into Lewisham. Eltham town centre is about a mile away. The local St. Vincent's Primary School is noted as 'Outstanding' by OFSTED and the village Dorset Road Infant School nearby is noted as 'Good'. The independent boy's school at Eltham College is just a few hundred metres away.

The accommodation comprises:

ENTRANCE HALL: RECEPTION ROOM: KITCHEN: TWO DOUBLE BEDROOMS: TWO BATHROOMS (ONE EN-SUITE): DOUBLE GLAZED WINDOWS: PARKING SPACE AVAILABLE: CHAIN FREE.

£325,000 LEASEHOLD



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The accommodation comprises:

GROUND FLOOR

Communal Entrance:

Porch over. Door entry-phone. Glazed entrance door. Stairs to first and second floors serving four flats.

FIRST FLOOR

Entrance Hall:

Entrance door to stairwell. Mat-well with fitted coir door mat. Beech engineered hardwood parquet flooring by 'Gründorf'. Entry-phone. Central heating controls. Door on to hot water cylinder/airing cupboard.

Kitchen:

With window to side. Fitted with white wall and floor units, 'Franke' inset stainless steel sink with mixer over, 'Electrolux' stainless steel electric oven with hob and hood over, vented to exterior. 'Electrolux' integrated washer/drier. 'Altro' Maxis vinyl safety flooring. Glazed door on to Reception Room.



Reception Room:

With double aspect windows and beech hardwood parquet flooring. Glazed door on to Kitchen.



Bedroom 1:

With window to the front and beech hardwood parquet flooring. Doors on to both the hallway and...



En suite Bathroom:

Comprising a modern 'Ideal Standard' white suite; pedestal wash basin and back-to-wall W.C.; 'Mira' shower. Plain white tiling. 'Altro' Maxis vinyl safety flooring.



Bedroom 2:

Window to the front and beech hardwood parquet flooring.



Bathroom:

Comprising a modern 'Ideal Standard' white suite; bath with over-bath shower mixer; pedestal wash basin and W.C. Plain white tiling. 'Altro' Maxis vinyl safety flooring.



EXTERIOR

Communal covered cycle store and communal garden area to the side.

An adjacent car parking space is available by negotiation.

LEASE:

A new 125 year lease.

GROUND RENT:

£250 per annum

MAINTENANCE:

£999 per annum

PRICE:

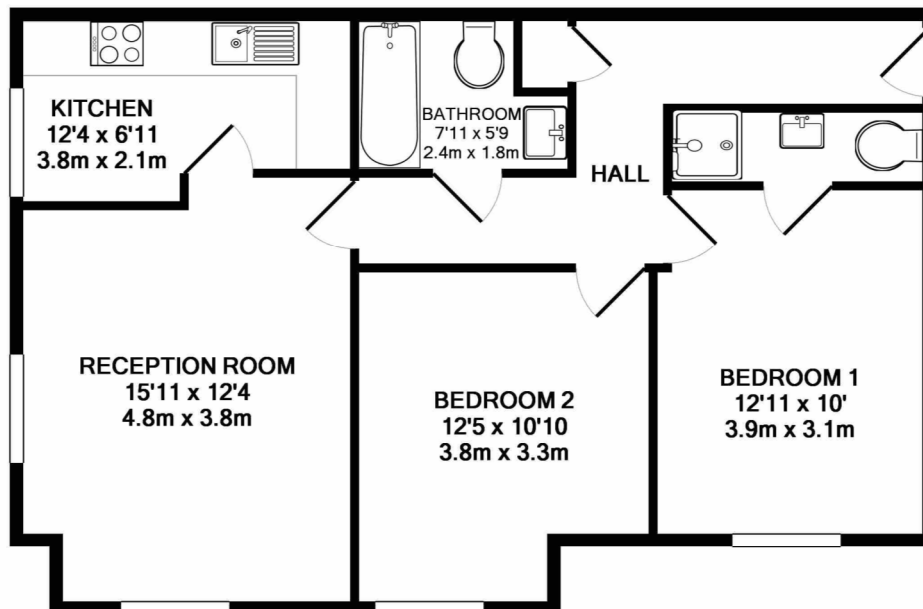
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VIEWING:

Strictly by appointment through

COMBER & COMPANY – 020 8318 9666

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.



TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 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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