



Three Corners, Barnehurst
Price Guide £275,000 Leasehold



GUIDE PRICE £275,000 - £285,000 CHAIN FREE SALE Parris Residential is delighted to offer this two-bedroom first-floor maisonette with a private garden located in a cul-de-sac position and just around the corner from Barnehurst train station. The property is well presented and benefits from having a modern fitted kitchen with washing machine and fridge freezer, double-glazed windows, and a gas central heating system. Further benefits include your own private entrance and loft storage. We understand that all appliances are included in the sale.

EPC Band C | Council Tax band C | Leasehold 118 years remaining | Ground rent £100.00 P.A.

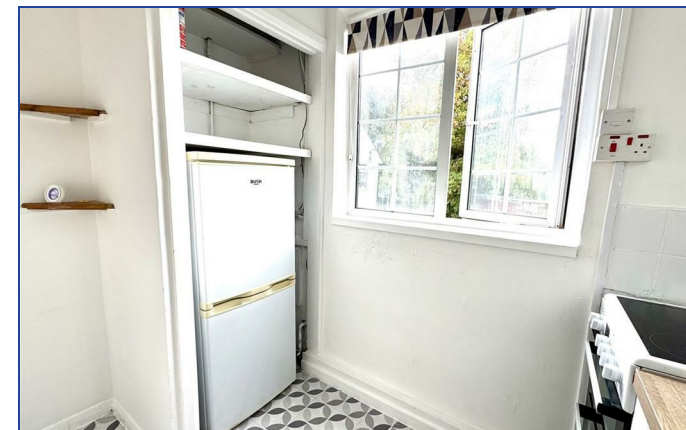




TOTAL FLOOR AREA : 556 sq.ft. (51.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

entrance hall

first floor landing

living room 14'2 x 11'7 (4.32m x 3.53m)

kitchen 8'8 x 7'2 (2.64m x 2.18m)

bedroom one 11'9 x 10'0 (3.58m x 3.05m)

bedroom two 11'6 x 6'4 (3.51m x 1.93m)

bathroom 8'8 x 6'6 (2.64m x 1.98m)

private garden area to side

