



Recently Refurbished Ground Floor Flat with Allocated Parking Space

WALKING DISTANCE TO LEE STATION. Ground floor one bedroom flat in purpose built block. The flat has a good sized living room with new laminate flooring. The modern kitchen has a four ring gas hob and an electric fan oven, washing machine and a full height fridge freezer. The Master bedroom is a good size and has a wood effect laminate flooring. The recently refurbished modern bathroom has a bath with shower over, a WC, pedestal basin and a radiator with towel rail. Double glazing throughout and gas central heating. EPC band C. Recent EICR. Long Lease of 964 years. The flat comes with an allocated parking space. Great for first time buyer or investor. Viewing highly recommended.





ACCOMMODATION

Living Room 16' 9" x 10' 6" (5.1m x 3.2m)

Good size living room with double glazed window and blind overlooking the front of the property. There is a radiator with thermostatic valve, a TV point and a cupboard containing the central heating boiler. The room has new laminate flooring.

Modern Kitchen

The modern kitchen has a stainless steel sink with mixer tap, an electric fan oven and four ring gas hob. There is a washing machine and a full height fridge freezer. There is a double glazed window that overlooks the side of the property and a tiled floor.

Master Bedroom 13' 9" x 9' 2" (4.2m x 2.8m)

The Master bedroom has a double glazed window and blind that overlooks the front of the property. There is a radiator with thermostatic valve and wood effect laminate flooring.

Modern Bathroom 6' 7" x 4' 11" (2m x 1.5m)

The modern bathroom has a bath with shower over. There is a WC and pedestal basin. There is also a radiator with towel rail and two wall mounted cupboards.

Location

This is a ground floor flat in a purpose built block with an allocated parking space. Lee Station is 0.6 miles away or about a 13 minute walk, with its train services to London Charing Cross and Cannon Street that take about 25 minutes. Popular Horn park with its children's play area is an 8 minute walk away. Sainsbury's on Burnt Ash Road is a mile away.

EPC and Council Tax

Energy Performance Certificate band C. Lewisham Council tax band C, £1463.50

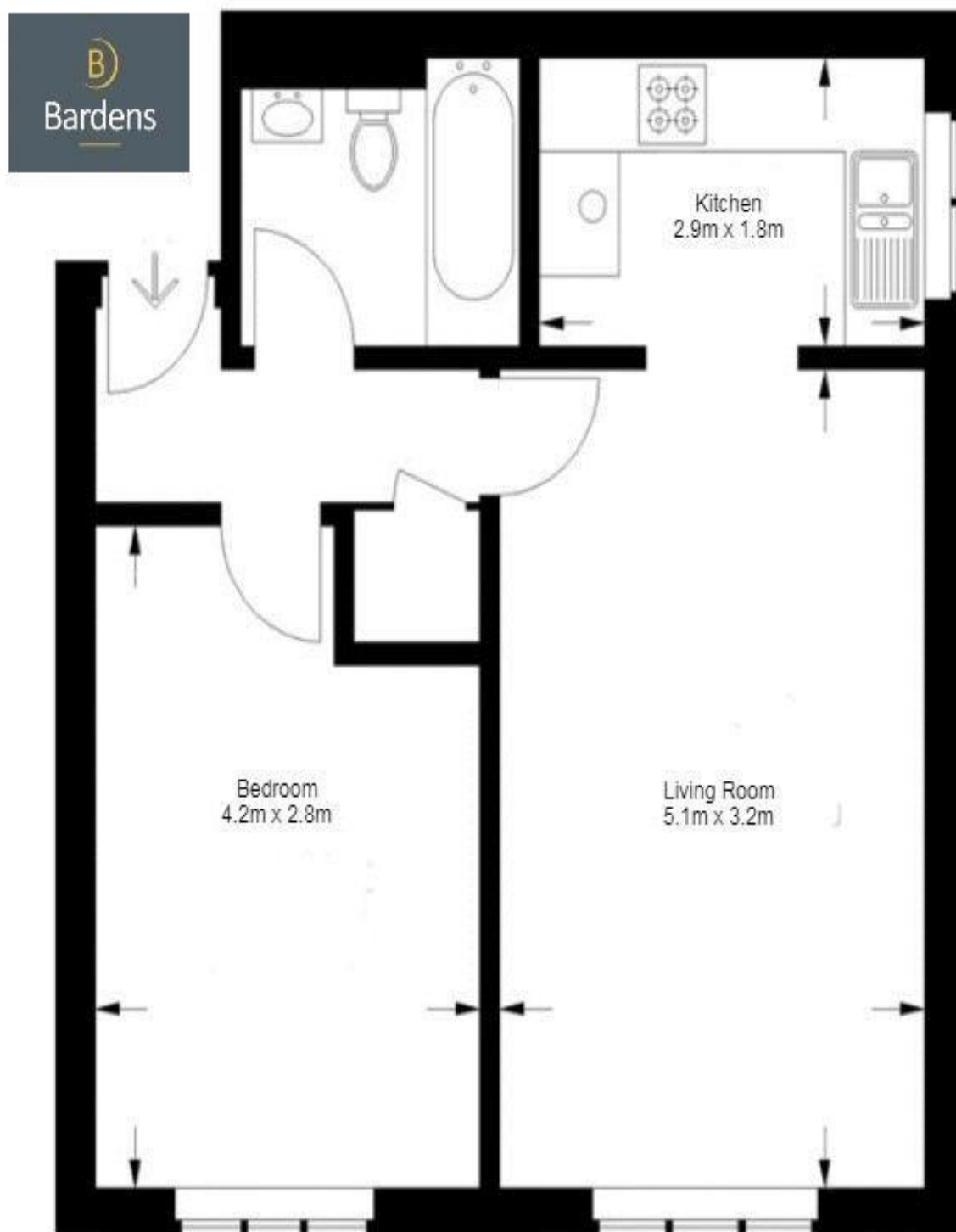
Lease & Service Charge

The flat has a long lease of 964 years. The service charge is £120 pcm or £1440 pa. There is a peppercorn ground rent.





FLOORPLAN



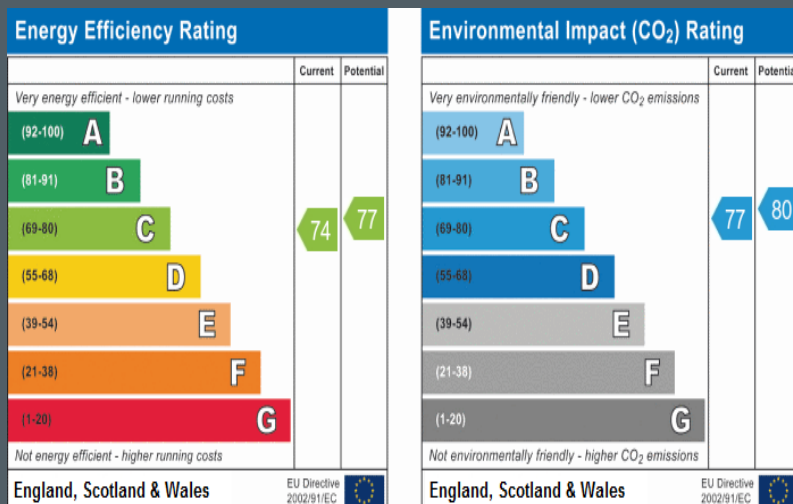
Total Floor Area 41 sq m
Ground Floor Flat

IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise. Bardens Estates Limited is part of the Propertymark Client Money Protection scheme, and a member of The Property



Bardens