

Callisons Place, London, SE10 0AJ
Guide price £350,000 Leasehold - Share of Freehold



The Homes Group are delighted to offer to the market this well presented one bedroom second floor (top floor) flat situated on a gated development of five apartments located within half a mile of Maze Hill train station and a mile from the Cutty Sark stop on the DLR.

The accommodation comprises of a communal entrance hall with stairs leading up to the top floor apartment, an entrance hallway with cupboard housing the washing machine, a 21'5 x 9'2 living room with doors and a Juliette Balcony to front and a window to the rear, a 9'3 x 7'4 kitchen, a 13' x 9'1 bedroom with fitted wardrobes and over bed cupboards plus a bathroom.

The property has an allocated parking space to the front in the gated courtyard and is offered with no forward chain.

SHARE OF FREEHOLD

Term: 125 years from 2006

Ground Rent: Ground Rent is £0 per annum

Service Charge: We have been advised by the seller that the current service charge is £2519.60 per annum.

All information to be verified by sellers solicitor.

Communal Entrance Hall

Entrance Hall

Living Room

21'5 x 9'2 (6.53m x 2.79m)

Kitchen

9'3 x 7'4 (2.82m x 2.24m)

Bedroom

13' x 9'1 (3.96m x 2.77m)

Bathroom

7'3 x 6'3 (2.21m x 1.91m)

Gated Allocated Parking Space

Tenure - SHARE OF FREEHOLD

Council Tax - Band C



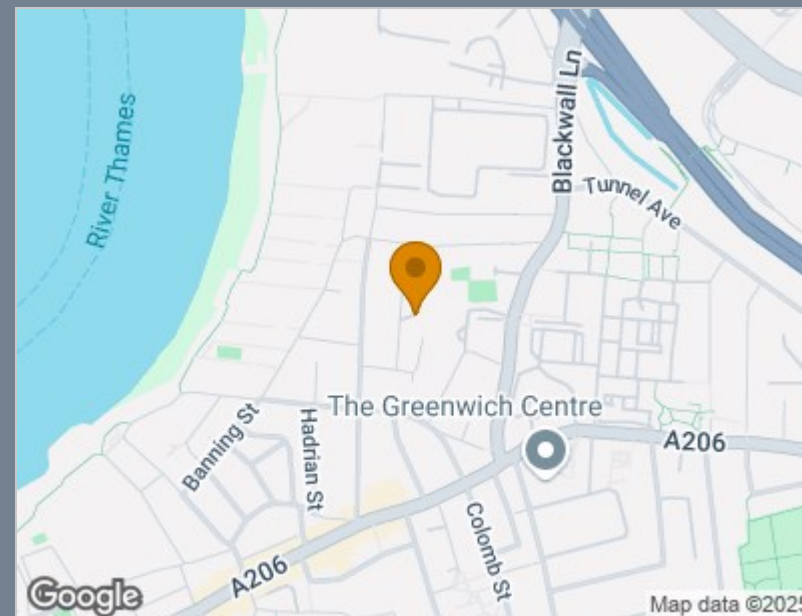


Second Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



Total area: approx. 48.7 sq. metres (524.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

71-75 Shelton Street, London, WC2H 9JQ

T: 01322 875000 | E: info@thehomesgroup.co.uk

thehomesgroup.co.uk