



**Stunning 1 bedroom
second floor flat
built by Abbey
Homes in 2021
ideally located for
Slade Green parade
and station**

**Guide price £265,000
to £275,000**



Flat 16, Cinnabar Court
4 Sayers Way
Slade Green
Kent
DA8 2FT

Communal Entrance

Access to lift. Carpet.

Entrance Hall

Hardwood entrance door. Carpet Electric heater. Large airing cupboard. Entrance phone.

Storage/Laundry Room

6'10" x 4'1" (2.1 x 1.25)

Lounge

19'2 x 10'9 (5.84m x 3.28m)

Double glazed french doors leading to balcony with double glazed windows to side. Carpet. Open to kitchen.

Kitchen

11'4 x 7'8 (3.45m x 2.34m)

Range of wall and base units with built-in oven, hob, and extractor fan and integrated dish washer. One and half single drainer sink unit with mixer tap. Vinyl flooring. Electric heater.

Bedroom

15'5" x 8'11" (4.72m x 2.74m)

Double glazed window to rear. Carpet. Electric heater.

Bathroom

7 x 6'6 (2.13m x 1.98m)

Extractor fan. Vinyl flooring. Tiled splash backs. Chrome heated towel rail. Shaver point. Low level w.c Pedestal hand wash basin. Panel bath with shower mixer tap and shower screen.

Parking

The property comes with the benefit of an allocated parking space.

Lease Term

From and including 24 June 2020 to and including 23 June 2145

Remaining Lease

121 Years

Service Charge

£1360.00 per annum (To be confirmed b Vendor's solicitor)



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Guide price £265,000 to £275,000. Welcome to this modern flat located on Sayers Way in the desirable area of Slade Green. Built in 2021, this purpose-built property offers a contemporary living experience, perfect for individuals or couples seeking a comfortable home.

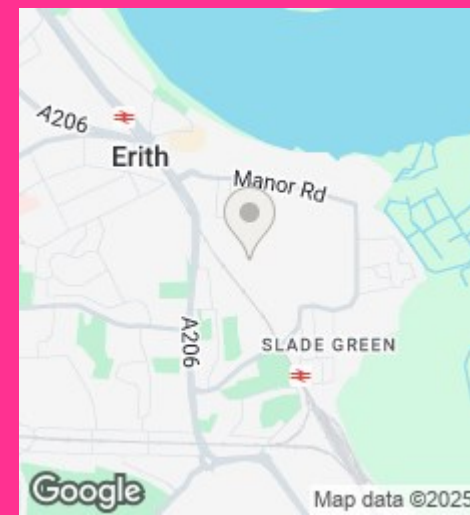
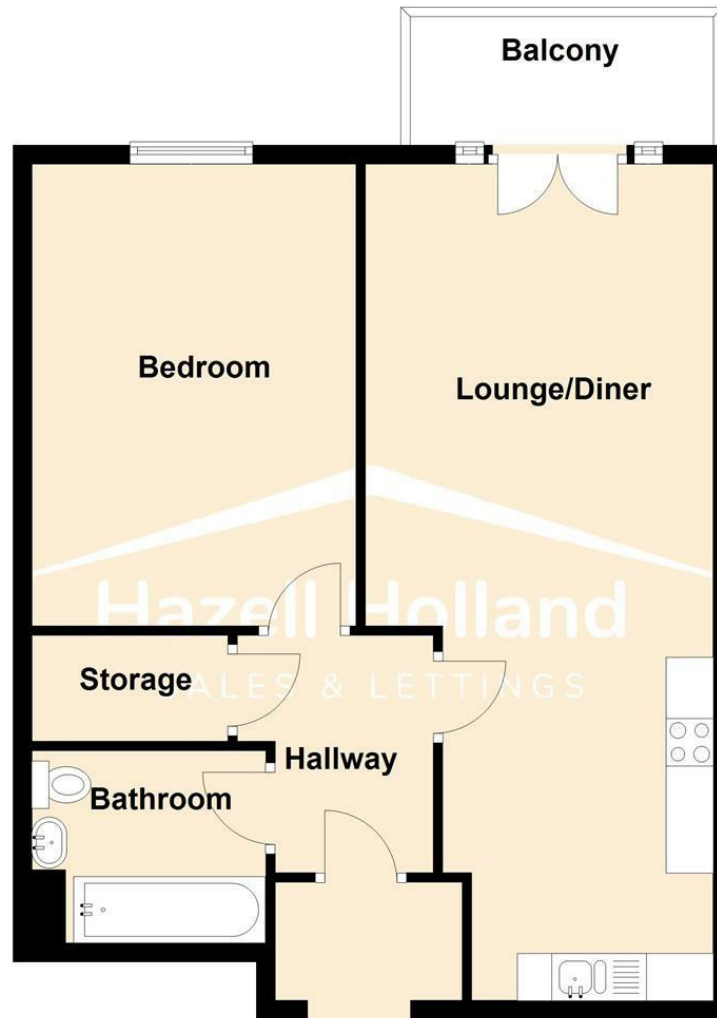
Upon entering, you will find a well-proportioned reception room that provides a welcoming space for relaxation and entertainment leading to the balcony. The flat features one spacious bedroom, designed to be a peaceful retreat, ensuring a restful night's sleep. The bathroom is stylishly appointed, offering both functionality and comfort.

The property benefits from its recent construction, meaning you can enjoy the advantages of modern amenities and energy efficiency. The location in Slade Green is ideal, providing easy access to local shops, parks, and transport links including Abbey Wood's Elizabeth line, making it convenient for commuting and daily activities.



This flat is an excellent opportunity for those looking to invest in a contemporary living space in a vibrant community. Whether you are a first-time buyer or seeking a rental property, this flat on Sayers Way is sure to impress. Don't miss the chance to make this lovely home your own.

Second Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(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		

