



93 Laburnum Grove, Brands Hill, Langley, SL3 8QT
£310,000

 **HORLER**

93 Laburnum Grove, Brands Hill, Langley, SL3 8QT

A bright and spacious SHARE OF FREEHOLD first floor apartment with residents parking and garage located on the outskirts of Langley village, being ideally situated close to amenities, transport links and motorway accesses only 15 minutes from Heathrow airport. The property comprises of two bedrooms, lounge through dining room, separate modern kitchen, family bathroom and boasts having well maintained communal gardens.



Front of property:

A laid to lawn front garden with a path leading to a communal security door with intercom system, stairs rising to first floor, front door into:

Entrance hall:

An 'L-shaped' entrance hall with wood flooring, storage cupboards, intercom phone system and doors into:

Living through dining room:

A bright and spacious lounge through dining room with windows on the South side of the block, wood flooring, radiator, TV, telephone and power points. Door to:

Balcony:

A small South facing balcony overlooking the communal gardens at the rear of the property.

Kitchen:

A contemporary kitchen fitted with a range of eye and base level white gloss units with a complimentary work surface, inset sink with drainer, integral oven with a four ring gas hob and extractor fan above, space for freestanding appliances including fridge, washing machine and dish washer, cupboard housing the boiler, window over the front aspect, tile flooring and tiled splash backs.

Bedroom one:

A generous double bedroom with a window over the rear of the property, ample space for freestanding furniture, wood flooring, radiator, TV and power points.

Bedroom two:

A small double bedroom with a window over the front aspect, wood flooring, radiator and power points.

Bathroom:

A three piece white bathroom suite comprising of a panel enclosed bath with glass screen and shower above, vanity wash hand basin with cupboards below, low level W.C, chrome heated towel rail, tile flooring, partially tiled walls and a frosted window over the front aspect.

Residents car park & garage:

Residents car park to the side of the property and a single garage with an up and over door.

Communal gardens:

Beautifully maintained gardens being mainly laid to lawn with a range of established trees and flower bed borders.

General information:

Tenure: Share of freehold

Lease length: 974 years remaining

Lease term: 999 years from 25/12/1999

Service charge: £120pcm

Ground rent: N/A

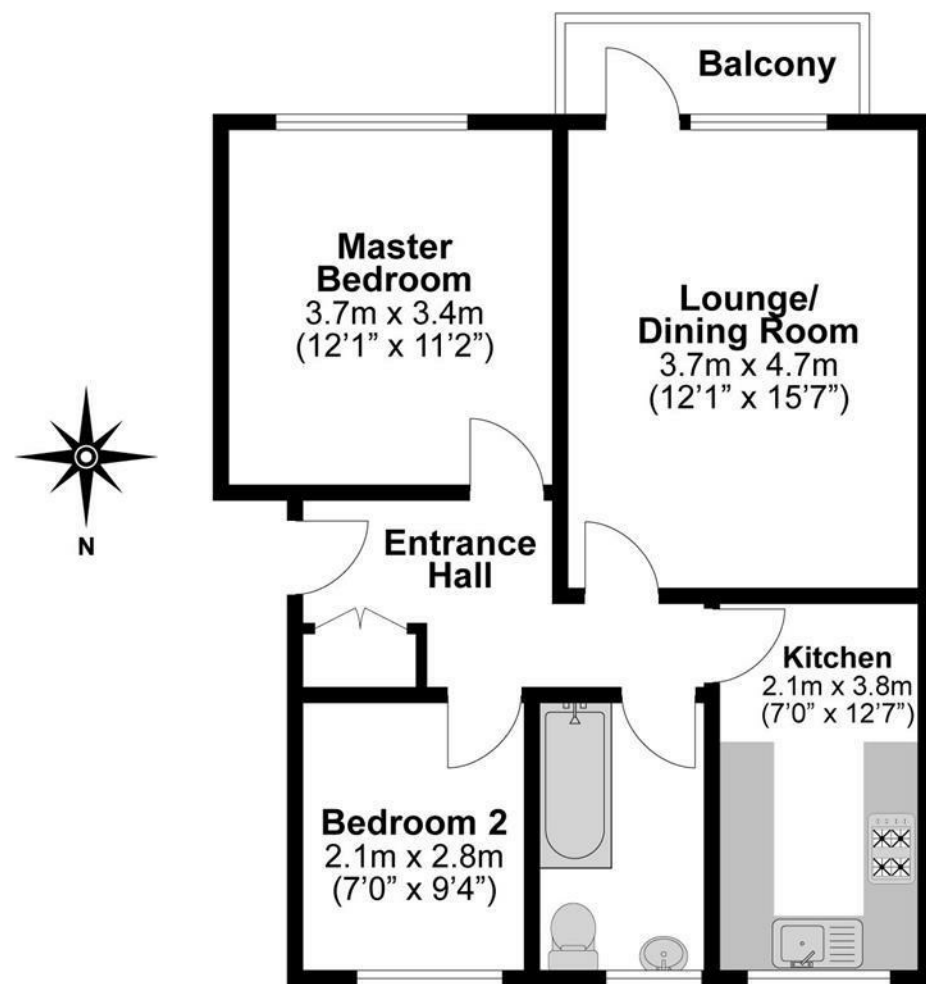
Council tax: Band C - £1944pa

Legal note:

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.







**Illustrations are for identification purposes only,
measurements are approximate, not to scale.**