



Flat 23, Holm Court Le May Avenue, London, SE12 0BD **Asking Price £319,950**

Offered to the market with no forward chain and situated less than a five minute walk to Grove Park Station comes this beautifully presented TWO bedroom top floor apartment, Having been fully renovated with double glazing throughout, modern kitchen and stylish bathroom this property is sure to attract high interest. Internally the property comprises of a 'L' shaped living room, kitchen, TWO bedrooms and bathroom. Other benefits include an allocated parking space within a gated development and well maintained communal grounds. Leasehold with 954 years unexpired, £1,634.51 service charge per annum, peppercorn ground rent. EPC rating D.



Le May Avenue, London, SE12 0BD

COMMUNAL ENTRANCE HALL

Communal entrance hallway leading to the flat.

ENTRANCE HALL

Wooden entrance door, doors to all rooms, two built in storage cupboards one house hot water cylinder, laminate flooring.

LIVING ROOM 17'6" max x 15'10" max (5.35 max x 4.85 max)

'L' shaped living room, double glazed bay and window to front and additional double glazed window to front, two centre light points, electric radiator, carpet as laid.



KITCHEN 7'5" x 7'2" (2.27 x 2.19)

Modern fitting kitchen comprising: matching range of wall and base units with worktop over, stainless steel sink and drainer with mixer tap, built in electric oven and four ring electric hob above with extractor hood over. Integrated fridge freezer. Space for washing machine and slimline dishwasher. Double glazed window to side, partly tiled walls, vinyl flooring.



BEDROOM ONE 10'9" x 10'0" (3.28 x 3.07)

Double glazed window to rear, centre light point, built in wardrobes, electric radiator, carpet as laid.

BEDROOM TWO 10'0" x 6'6" (3.07 x 2.00)

Double glazed window to rear, centre light point, electric radiator, carpet as laid.



BATHROOM 7'4" x 5'5" (2.24 x 1.66)

Modern fitted white suite comprising: paneled bath with mixer tap including shower attachment and folding glass screen, vanity wash hand basin with mixer tap and low level flush W.C. with concealed cistern. Frosted double glazed window to side, inset ceiling lighting, electric heated towel rail, tiled walls and vinyl flooring.



COMMUNAL GROUNDS

Gated large communal ground for enjoyment.

PARKING

Private allocated parking via gated entrance.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100% A		92-100% 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

Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.