

# HUNTERS®

HERE TO GET *you* THERE



## Forest Close

Chislehurst, BR7 5QS

Offers In The Region Of £80,000





## Area Map

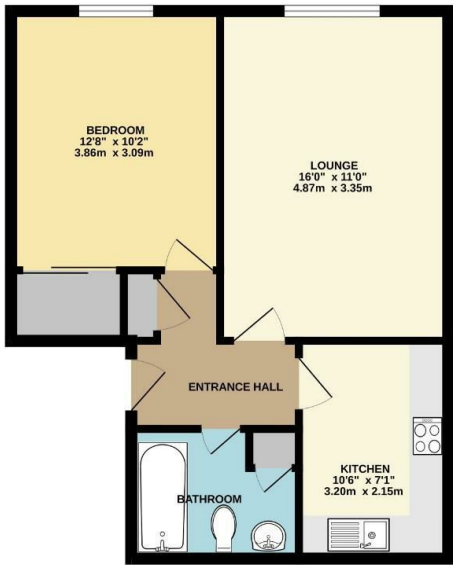


TOP FLOOR  
508 sq.ft. (47.2 sq.m.) approx.

Hunters Estates are delighted to present this well-proportioned one-bedroom retirement apartment located within Green Bank Lodge, a popular retirement development in Chislehurst close to the station.

The property offers a comfortable living space for those of retirement age and over, benefitting from:

A bright and spacious reception room, a well-equipped kitchen, one double bedroom, shower room, and all the usual communal facilities of a purpose built retirement development. Green Bank Lodge itself is located on Forest Close and offers residents a sense of community within a peaceful setting, multiple entrances make accessing Chislehurst mainline station very easy for trips to London and beyond. Ground Rent £150 per year, service charges approximately £3,800 per year.



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

TOTAL FLOOR AREA: 508 sq.ft. (47.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor area, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This data is for guidance only and should be used as such for any prospective purchaser. The service, system or any other item shown on the plan is not to be taken as a guarantee of its existence or efficiency can be given. When sold through C2024.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.