

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Commuters Paradise...
Heathlee Road, Crayford

Offers Over £250,000
LEASEHOLD (90+ YEARS)

Chain-Free and welcomed to the market is this well-presented, and lovingly maintained Two Bedroom First Floor Apartment. Benefiting from a 'secret' loft storage space, allocated parking, and a 90+ year lease, this home is ideal for those looking to commute, as Zone 6 Crayford Station is on the doorstep with direct links to Central London, whilst the A2 is easily reachable in under five minutes. EPC Rating 60 D

FEATURES INCLUDE:

- | | |
|--|---|
| <input checked="" type="checkbox"/> 2 Bedroom Apartment | <input checked="" type="checkbox"/> Large Loft Storage |
| <input checked="" type="checkbox"/> Chain-Free | <input checked="" type="checkbox"/> Allocated Parking |
| <input checked="" type="checkbox"/> 0.2 Miles to Crayford Station | <input checked="" type="checkbox"/> 90+ Year Lease |

REF: 11414

01322 272 144
www.Wisdom-Estates.co.uk

The accommodation comprises:

COMMUNAL ENTRANCE The Communal Entrance is well-maintained and comprises an entry-phone system, fitted carpets, and stairs leading up to the apartment.

ENTRANCE HALL 13' x 3' (3.96m x 0.91m) As you open the feature front door you are certain to be left with a lasting impression of this modern and spacious apartment. Benefiting from durable wood-laminate flooring laid throughout, an airing cupboard, and a large storage area with 'secret' access leading up to the part-board loft space.

LOUNGE / DINER 17' x 12' (5.18m x 3.66m) At the heart of this home is the bright and airy Lounge / Diner which boasts a large double-glazed bay window to front, wood-laminate flooring, and electric ceiling heating.

KITCHEN 8' 6" x 7' 2" (2.59m x 2.18m) The Kitchen area benefits a glazed internal window, a range of matching wall and base units with worktops over, a sink and drainer, an integrated electric cooker & hob, as well as plumbing and space for utilities. Part-tiled walls, and tile-effect flooring ensure effortless upkeep.

BEDROOM ONE 11' 7" x 8' 5" (3.53m x 2.57m) Bedroom One comprises a double-glazed window to side, a fitted carpet, built-in wardrobes, and electric ceiling heating.

BEDROOM TWO 10' 5" x 7' 3" (3.18m x 2.21m) Bedroom Two comprises a double-glazed window to side, a fitted carpet, and electric ceiling heating.

BATHROOM 6' 4" x 6' 2" (1.93m x 1.88m) The Bathroom is of a sleek and modern design and encompasses a low-level W/C, a hand-wash basin, and a corner shower. Wood-laminate flooring and fully-tiled walls allow for easy maintenance.

ALLOCATED PARKING This apartment boasts it's own allocated parking space direct to front, as well as numerous visitor parking bays in the area.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

Viewing

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