



8 Pinehurst, Willow Grove, Chislehurst, BR7 5BY
£350,000

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Chislehurst, BR7 5BY**

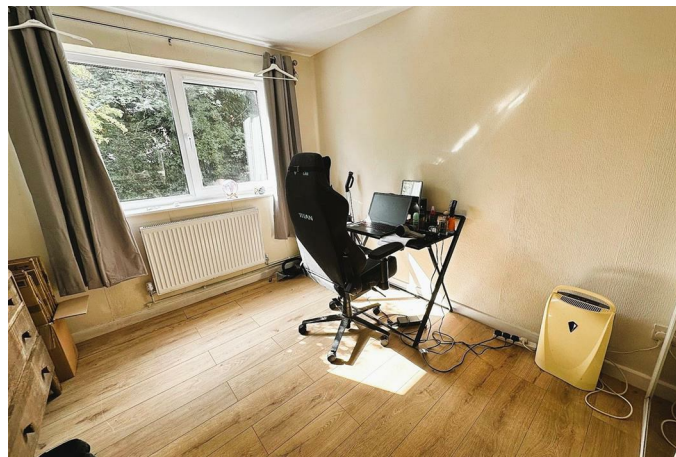
- Ground Floor Apartment Close to Chislehurst High Street
- Lease approx 995 Years Remaining
- 2 Double Bedrooms
- Good Size Lounge and Sizable Kitchen
- Plenty of Built in Storage
- Communal Gardens and Car Park

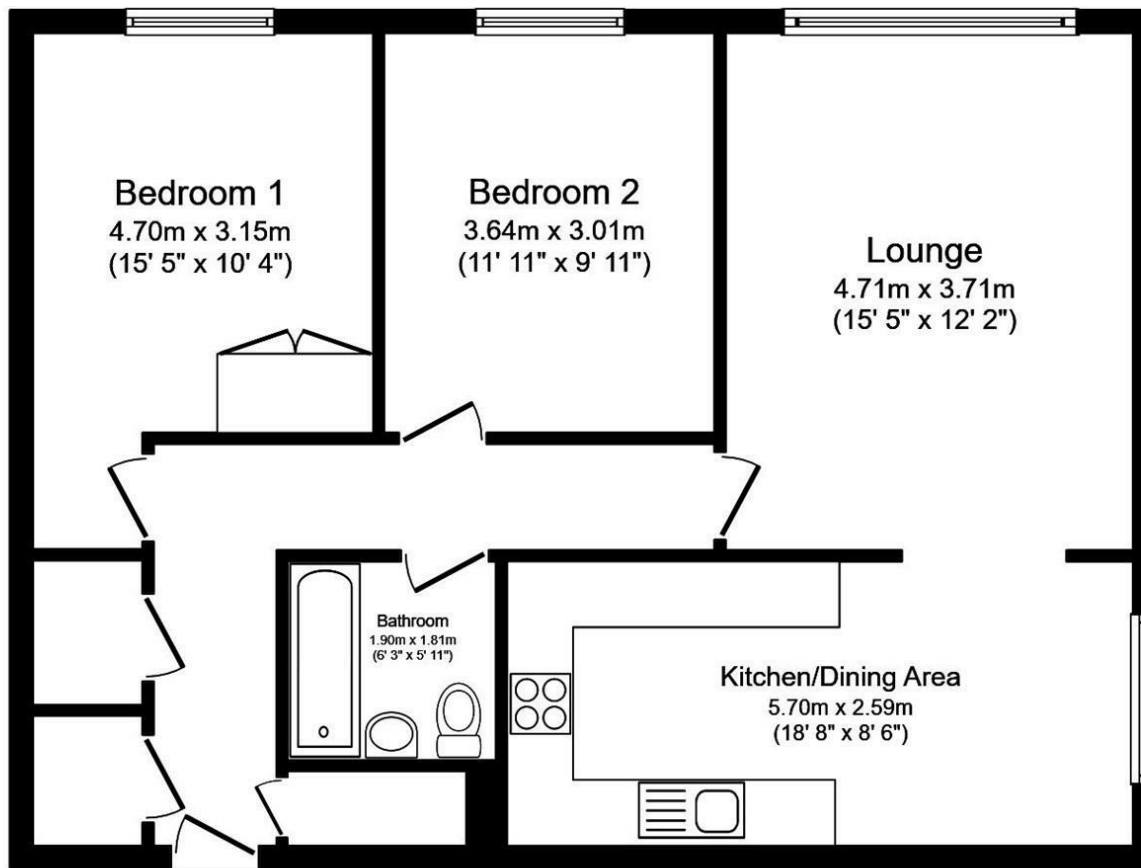


Located within walking distance of Chislehurst High Street is this delightful 2 double bedroom, GROUND FLOOR apartment. The property is offered with a long lease, well in excess of 900 years. Along with the two double bedrooms (both of which have built in wardrobes), there is an excellent size lounge and modern kitchen. From the hallway there is a bathroom and several large, walk in storage cupboards. The property has had works/upgrades to the fuse board, boiler and new radiators, as well as recently installed windows and new flooring. The building is set within communal grounds and mature trees and hedge rows shield it well from Willow Grove, to the rear there is a car park offering communal parking for residents. The property is offered on a CHAIN FREE basis and a viewing is highly advised.

Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.





Bedroom 1
4.70m x 3.15m
(15' 5" x 10' 4")

Bedroom 2
3.64m x 3.01m
(11' 11" x 9' 11")

Lounge
4.71m x 3.71m
(15' 5" x 12' 2")

Bathroom
1.90m x 1.81m
(6' 3" x 5' 11")

Kitchen/Dining Area
5.70m x 2.59m
(18' 8" x 8' 6")

Floor Plan

Total floor area 74.0 sq. m. (797 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Plan produced for Humphriss & Ryde. Powered by www.focalagent.com

IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

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

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