



**Cavendish Square, Longfield, Kent, DA3**

**Asking Price: £280,000**

*Leasehold*



# Cavendish Square, Longfield, Kent, DA3

This is a well-presented, first floor retirement flat, located in a quiet pocket of the sought after, Billings-built, Bramblefield Estate.

For the over 55's.

The property offers two double bedrooms, one of which includes two fitted wardrobes. There is a contemporary fitted kitchen, a spacious living room with large bay window, and a tiled shower room with toilet and wash/hand basin, plus heated towel rail.

Further benefits include double glazing, electric (storage) heating and unrestricted resident parking. There are also well maintained communal grounds.

The flat is within a stone's throw of the village amenities, with those in Longfield including a Waitrose Supermarket, a Post Office, a Co-Op, a pharmacy, doctor and dental surgeries, plus a number of dine-in or takeaway eateries.

The mainline station is also just a short walk away, offering frequent, direct services to Bromley South, London Victoria and the Kent coast.

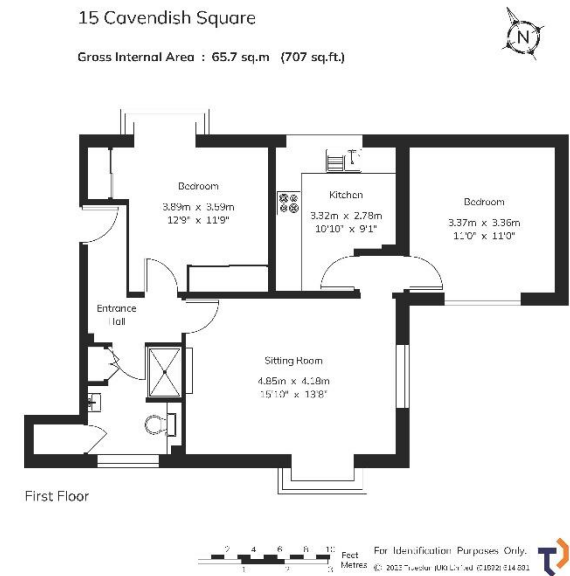
Tenure: Leasehold

Lease Length: The flat will benefit from a brand new 125 year lease upon completion

Council Tax Band: B

Ground Rent: Zero

Service Charge: Estimated at £760pa









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.