

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Peaceful Living...**  
**Heathlee Road, Crayford**

**Offers in the Region of £245,000**  
**LEASEHOLD**

Situated in a quiet residential cul-de-sac, Wisdom Estates are proud to welcome to the market this well-presented, and lovingly maintained Two Bedroom First Floor Apartment. Benefiting from spacious living accommodation throughout, allocated parking to front, and a 88+ 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:**

- ☑ **2 Bedroom Apartment**
- ☑ **0.2 Miles to Crayford Station**
- ☑ **Quiet Cul-De-Sac**
- ☑ **Allocated Parking**
- ☑ **88+ Year Lease**
- ☑ **Easy Access to A2 / M25**

REF: 11578

**0208 090 5959**  
**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.

**COMMUNAL GARDEN** To rear is a large communal garden to sit out, relax and unwind with nature.

### **Important Note**

Whilst advised everything is fully-working, 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.

