



## James Court Lampmead Road, London, SE12 8QJ Offers in excess of £260,000

**\*\* OFFERED WITH NO ONWARD CHAIN - FIRST FLOOR APARTMENT \*\***

A spacious and bright first floor apartment is now available in the sought after and convenient area of Lewisham in South London. This home will appeal to many to live in or invest and we suggest an early visit.

The home enjoys good space and briefly consists: Entrance hall, an open planned reception room opening into the kitchen which is fitted with plenty of workspace and storage, two bedrooms and a shower/bathroom suite.

The location is sought after and has plenty of local shops and bars along with super markets, schools and leisure facilities. The transport links are also good by road or rail for those who wish to commute into the city of London



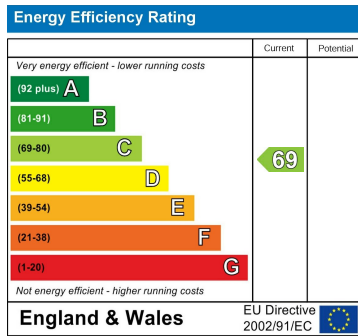
**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**Leasehold Information**

86 years remaining on the lease  
 Ground rent: £300 per annum  
 Maintenance charge: £495.70 per month

This information is provided by the vendor and should be verified during the conveyancing process.



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