



St. Asaphs Court St. Asaph Road, London, SE4 2EE Offers in excess of £190,000

**** ATTENTION CASH BUYERS ****

A great chance to purchase this upper floor apartment which is vacant and spacious and set in a convenient location. With access into the city centre of London the property is in between under ground station of Brockley and the national railway station of Nunhead, providing great links. There are plenty of local shops and amenities near by also.

This home will appeal to many and we suggest an internal visit with the accommodation on offer briefly consisting: Entrance hall, living room, kitchen fitted with base and wall units, two spacious bedrooms and bathroom.

This home will require updating and for cash buyers only due to the short length of the lease.



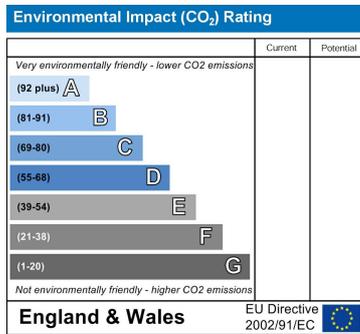
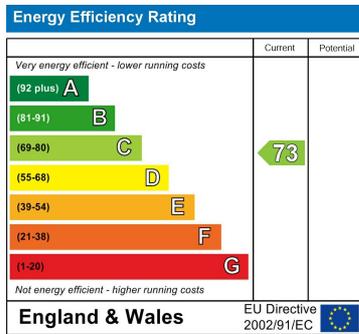
Disclaimer

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

37 years remaining on the lease
 Ground rent: £1.15.0 for the first 21 years per annum
 Maintenance charge: £345 every 3 months

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



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