

Beckenham/Bromley

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Orpington
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Petts Wood
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Lettings
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6 Acers 2 Elmstead Lane, Chislehurst, Kent, BR7 5RL

LEASEHOLD

£325,000

'Chain Free' first floor apartment just a short walk from Elmstead Woods station with fast links to London Bridge in 20 minutes. Boasting two double bedrooms, open plan lounge/kitchen, plus suite and family bathroom it is in need of some refurbishment but comes with an allocated parking space. The impressive 22'3 x 11'1 open plan lounge/kitchen has fitted appliances & granite worktops, both bedrooms are generously sized double rooms, with the master also having an en-suite shower room. Good local schools nearby including Babbington House, Scotts Park & Bullers Wood. Local shops can be found a short distance away on Walden Road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- CHAIN FREE
 - TWO DOUBLE BEDRROMS
 - NEEDS SOME REFURBISHMENT
- 22'3 X 11'1 OPEN PLAN LOUNGE/KITCHEN
 - FAMILY BATHROOM & EN SUITE SHOWER
 - SHORT WALK FROM ELMSTEAD WOOD TRAIN STATION
 - PERSONAL PARKING SPACE
- NEARBY LOCAL SHOPS & GOOD LOCAL SCHOOLS

COMMUNAL ENTRANCE

Secure video entry phone operated front door, individual post boxes, stairs and lifts to all floors.

ENTRANCE HALL 14'2 x 3' (4.32m x 0.91m)

Hardwood front door leads into entrance hall with wood flooring, wall mounted video entry phone handset. Large storage/cloaks cupboard with consumer box and underfloor heating system (Not tested).

OPEN PLAN LOUNGE/KITCHEN 22'3 x 11'1 (6.78m x 3.38m)

Dual aspect double glazed windows to front and side, downlights, underfloor heating and wood flooring. Range of wall and base units with granite work surfaces over, inset sink with mixer tap and drainer. Integrated tall fridge freezer, four ring electric AEG hob with extractor fan above and AEG electric oven below, integrated microwave and dishwasher.

BEDROOM ONE 14'7 x 9'3 (4.45m x 2.82m)

Dual aspect with double glazed window to front and rear and downlights.

EN SUITE SHOWER 7'1 x 5'7 (2.16m x 1.70m)

Wall mounted chrome ladder towel warmer, part tiled walls and tiled floor. Shower cubicle with wall mounted controls and wand, wall mounted wash hand basin with mixer taps, mirror above and shaver point. Concealed cistern low level WC with wall mounted flush, downlights and shelving to one side.

BEDROOM TWO 13'4 x 9' (4.06m x 2.74m)

Double galzed window to front and downlights.

FAMILY BATHROOM 7'1 x 5' (2.16m x 1.52m)

Chrome ladder towel warmer, part tiled walls and floor. Wall mounted wash hand basin with mixer taps, mirror over and electric shaver point. Panel bath with shower mixer tap and screen, concealed cistern low level WC with wall mounted flush and downlights.

LEASE & CHARGES

We have been informed that the lease has 104 years remaining and the service charge and ground rent are yet to be confirmed.

COMMUNAL GARDENS & PARKING

Well maintained communal grounds and allocated parking space to raised area.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 85sqm (Approx. 915sqft)

COUNCIL TAX BAND 'E'

Directions

From Elmstead train staion head South East towards Elmstead Lane and turn right, under the bridge and the block of flats is on your left hand side with parking spaces.

