



Two double bedroom first floor flat which should prove an ideal for first time/investment purchase being sold chain free located in the ever popular "Howbury Park" development being within convenient distance of Slade Green parade, zone 6 station and transport links. Currently let achieving £1480.00 per month with the opportunity to retain the current tenant for an immediate rental income.

**Asking price
£220,000**

Hazell Holland



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SALES & LETTINGS

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Canada Road,
"Howbury Park"
Howbury Park
Slade Green
Kent
DA8 2HE

Communal Entrance

Part glazed communal door. Stairs to first floor landing,

Entrance Hall

Hardwood entrance door. Carpet. Coved ceiling. Double radiator. Built-in storage cupboard.

Lounge

16'5 x 14' x 11'5 (5.00m x 4.27m x 3.48m)
Double glazed window to rear. Carpet. Coved ceiling. Double radiator. Entry phone. Opening to kitchen.

Kitchen

10'8 x 6'2 (3.25m x 1.88m)
Double glazed window to side. Vinyl flooring. Single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor fan. Plumbing for washing machine.

Bedroom One

14'7 13' x 8'7 (4.45m 3.96m x 2.62m)
Double glazed window to rear. Carpet. Double Radiator.

Bedroom Two

13' x 6'5 (3.96m x 1.96m)
Double glazed window to rear. Carpet. Double radiator.

Bathroom

6'7 x 6'3 (2.01m x 1.91m)
Three piece white suite comprising: Pedestal hand wash basin. Panelled bath with shower mixer tap. Low level w.c. Extractor fan. Vinyl flooring. Double radiator. Part tiled walls. Shaver point.

Lease Term

125 years from 25 March 1996

Remaining Lease

95 Years remaining

Services Charge

We have been advised the yearly service charge is £2,018.45
(To be confirmed by the Vendor's solicitor)

Ground Rent

We have been advised the yearly ground rent charge is £120.00 (To be confirmed by the Vendor's solicitor)





Hazell Holland welcome on the ever popular "Howbury Park" Bellway built development this modern purpose-built first floor flat located on Canada Road in Slade Green. This delightful property spans approximately 570 square feet and was constructed in 1997, offering a contemporary living space that is both practical and inviting.

The flat features a spacious reception room measuring 16', perfect for relaxation or entertaining guests. The well-appointed kitchen is equipped with an oven, hob, and extractor fan, making it ideal for those who enjoy cooking. There are two comfortable double bedrooms, providing ample space for a small family or for use as a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

This property is particularly appealing for first-time buyers or investors, as it is chain-free, allowing for a smooth and straightforward purchase process. Currently let achieving £1480.00 per month with the opportunity to retain the current tenant proving immediate income.

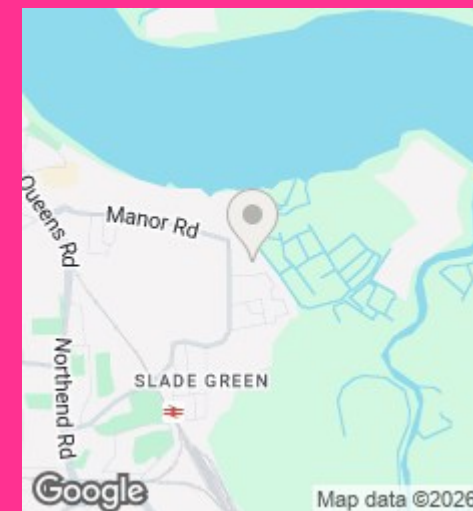
Situated close to local shops and with easy access to transport links, this flat offers both convenience and accessibility. Whether you are looking to make your first step onto the property ladder or seeking a solid investment opportunity, this flat on Canada Road is a great choice. Don't miss out on the chance to view this excellent property.



FIRST FLOOR



TOTAL FLOOR AREA : 570sq.ft. (53.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

