

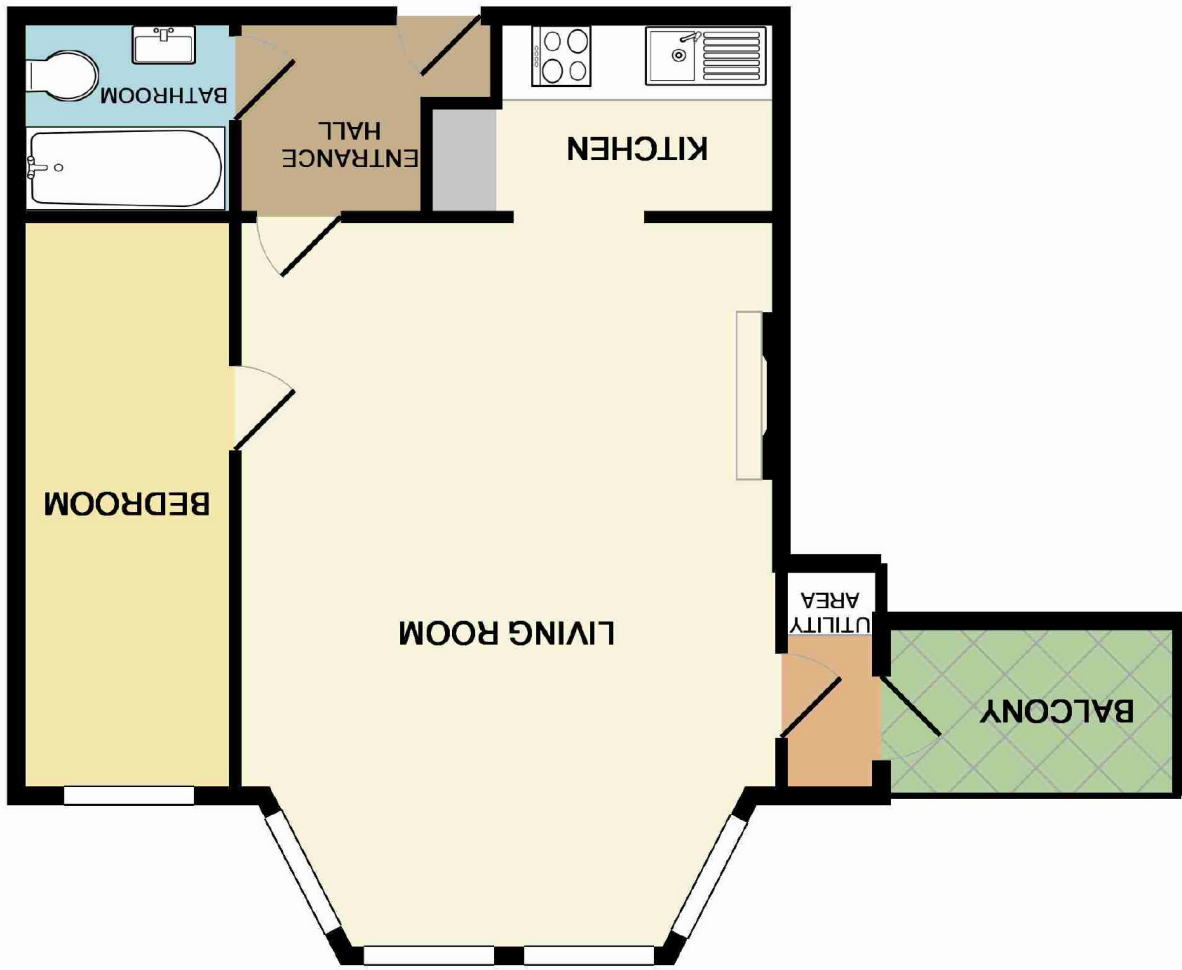
jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by your surveyor and solicitor or legal adviser.

Alexandre House, 399 Crofton Road, Locksbottom, Kent BR6 8NL
locksbottom@jdmonline.com
01689 880 440



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix @2014

TOTAL APPROX. FLOOR AREA 489 SQ.FT. (45.4 SQ.M.)



Heathfield Road, Keston, BR2 6BE
£270,000



Description:

Set in the picturesque village of Keston with easy access to bus routes for Hayes station is this newly refurbished ground floor period apartment, with the benefit of a balcony to the rear, allocated parking space and single garage.

Recently refurbished throughout to include re-wiring, re-plumbing, new central heating system and boiler, this delightful apartment retains many of the character features associated with period properties of this type. The apartment is accessed by a private gravel driveway from the road.

The accommodation comprises entrance lobby, modern bathroom with white suite, vanity sink unit, bath with shower over and glass shower screen and heated towel rail. The bedroom measures nearly 16' in length, with parquet flooring. The grand reception room is a particular feature with newly double glazed sash windows, original parquet flooring and an impressive fireplace with gas fire. The kitchen is new with white shaker style units, ceramic hob, single oven and stainless steel extractor fan and sink, and space for a fridge freezer. There is also a separate utility room with space for washing machine and a back door that leads out onto the balcony area with a southerly aspect and views to the rear.

There is a southerly facing communal garden and to the front is the aforementioned single garage and parking space. Viewing comes highly recommended.



Directions: From our Locksbottom office turn left onto Crofton Rd. At traffic lights turn right and bear immediate left into Croydon Rd. Proceed straight across next lights and take 4th left into Commonsidge. At mini-roundabout turn left into Heathfield Rd, property is on right hand side.

Tenure: Leasehold - share of freehold

Lease term 999 years from 2006

Ground Rent:

Service Charge: 19.60 per month

Council Tax Band: B



Room Dimensions:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs		62	74

England & Wales EU Directive 2002/91/EC

Please contact the branch for a complete copy of the EPC document

