



Chislehurst BR7
£550,000

jdm
ESTATE AGENTS

Description:

A delightful contemporary split level apartment built about 10 years ago boasting light and airy open plan living space.

Features include a hand built fitted kitchen with integral appliances which is open plan to the lounge/dining room. The wooden flooring has under floor heating and there is a balcony to the side. The lower level contains two generously proportioned bedrooms and two modern bathrooms one of which is ensuite.

The apartment is reached by stairs and a lift to both levels and there is residents parking and communal gardens. The location is excellent being a few minutes walk from Elmstead Woods station.

This end of chain property is not one to be missed.



Directions: From Elmstead Woods station turn right into Elmstead Lane. Pass under the railway bridge and the apartments can be found on the left just passed Southill Road.

Tenure: Leasehold

Lease term 0 years from

Ground Rent: £250 pa

Service Charge: £2700 pa

Council Tax Band: E £1,177.90



Room Dimensions:

Entrance Hall

Master Bedroom **17'1 max x 12'3 max**

Ensuite Shower Room

Bedroom 2 **12'5 x 10'1**

Bathroom

First Floor

Kitchen/Lounge **23'7 max x 22'3**

Balcony



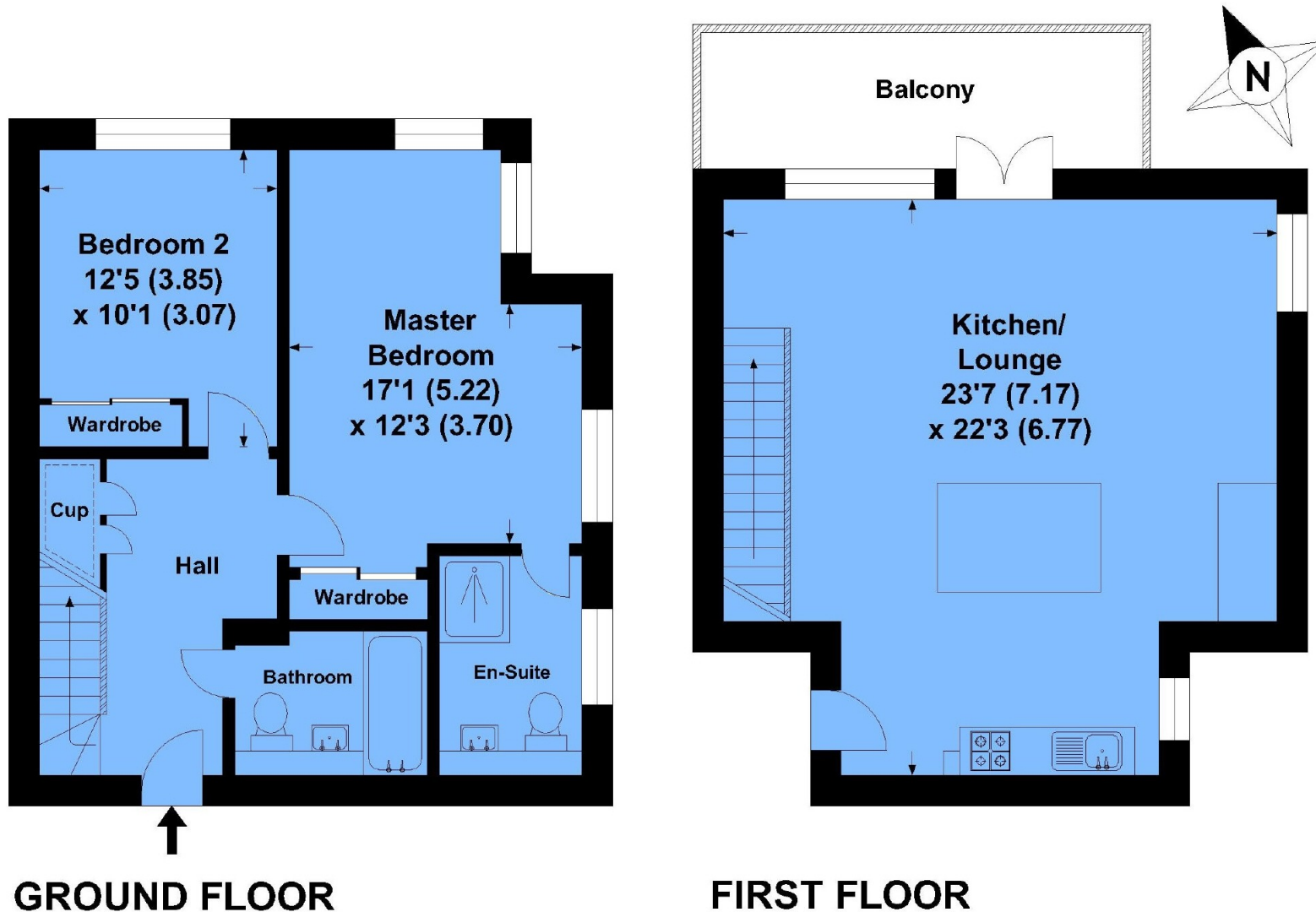
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
78	79	69	70
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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



The Acers

APPROX. GROSS INTERNAL FLOOR AREA 1022.16 SQFT / 94.96 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

IMPORTANT NOTICE

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 yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Chislehurst

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