



Chislehurst BR7
£775,000

jdm
ESTATE AGENTS

Description:

GUIDE PRICE £775,000 - £825,000

Just 0.5 of a mile from Elmstead Woods station is this fabulous two double bedroom apartment sitting on the second floor of this luxury apartment block in a gated location. Upon entering the communal hallway you get a feeling of luxury straight away, travelling via the lift you reach the second floor and the big windows let the light flood in.

You enter the large hallway of the apartment and the feeling of space is a delight, with extremely good storage and solid wood floors, there is under floor heating throughout. Doors to all rooms lead off the hallway and include a guest cloak room, utility room with more storage and good quality appliances, second bedroom/study with fitted wardrobes and a large master bedroom with dressing area and ensuite bathroom. The second bedroom is serviced by the family bathroom, and to the end of the hallway is the lounge/dining room and kitchen breakfast rooms which both have French doors onto the balconies.

There are two parking spaces in the underground parking area where there is also a storage cupboard which is also accessible by the lift and the property stands in landscaped grounds of about 3 acres. This property has a high specification and we are sure that you will not be disappointed by the quality of finish. Quite simply, luxury and convenience. Call us now for your viewing appointment.



Directions: From Elmstead Woods station turn right into Elmstead Lane proceed along and turn left into Southill Road. Kingswood Chase is at the end of the road, approach the gates and they will open automatically towards you. As you go in the property is around the bend on the right hand side.

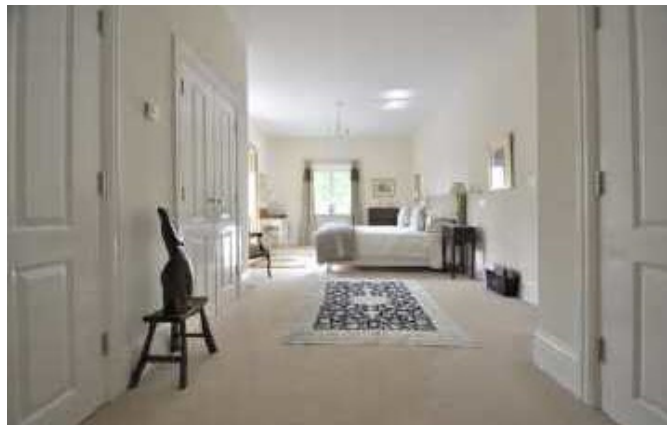
Tenure:

Lease term 125 years from

Ground Rent: £350 Per Annum

Service Charge: £3600 Per Annum

Council Tax Band: G £2,181.78



Room Dimensions:

Entrance Hall	
Lounge	28'9 x 15'10
Terrace	
Kitchen/Breakfast Room	22'5 max x 16'1 max
Terrace	
Master Bedroom	26'6 x 12'7
Ensuite Bathroom	
Study/Bedroom 2	16'3 x 12'7
Bathroom	
Parking	



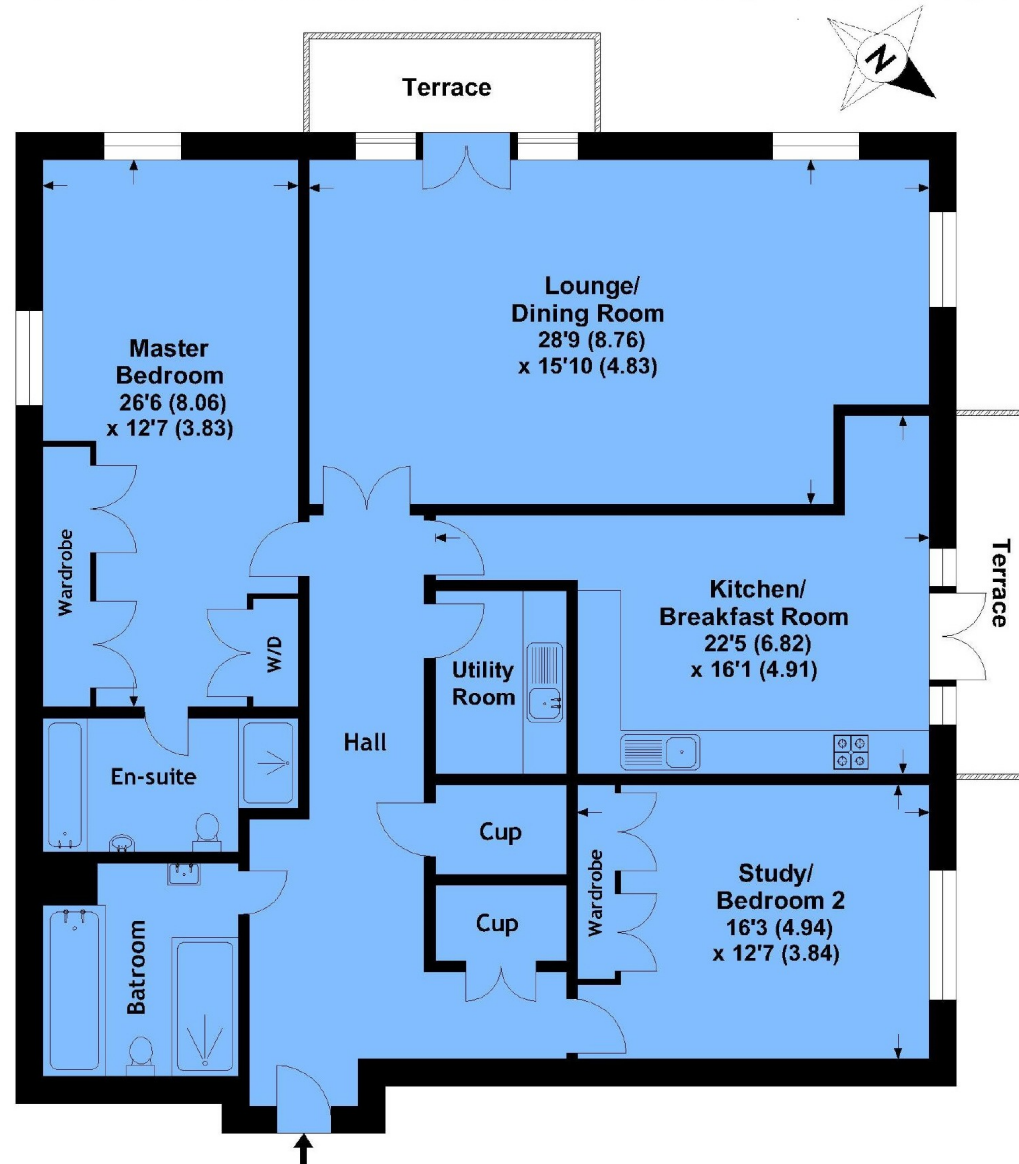
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
82-100 A		92-100 A	
81-81 B		86-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
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



Longacre Court

APPROX. GROSS INTERNAL FLOOR AREA 162.33 SQM / 1747.30 SQFT



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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