



Chislehurst BR7
£349,950

jdm
ESTATE AGENTS

Description:

We are pleased to offer this well presented two bedroomed ground floor flat which features a modern fitted kitchen with some integral appliances, a bathroom fitted with a white suite and a good sized light and airy lounge.

Situated in extensive communal grounds which are well stocked with a variety of mature trees and shrubs including beautiful Rhododendrons. There is also a garage en block.

The location is excellent being close to Chislehurst and Elmstead Woods stations and local shops. Early viewing is recommended.



Directions: From Chislehurst station proceed down Station Approach and turn right into Chislehurst Road which becomes Old Hill. Turn left into Lubbock Road and Hatton Court can be found on the right.

Tenure: Leasehold - share of freehold

Lease term 999 years from 01/10/1988

Ground Rent: Peppercorn

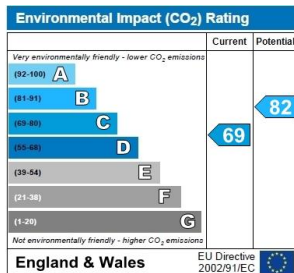
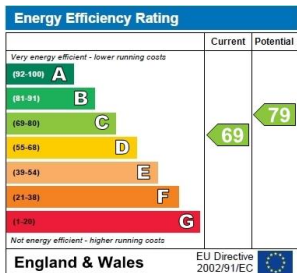
Service Charge: £1,800 pa

Council Tax Band: D £1,325.14



Room Dimensions:

Entrance Hall	
Lounge/ dining room	17'4 x 11'2
Kitchen	11'1 x 7'6
Bedroom1	14'3 x 10'5
Bedroom 2	10'11 x 10'2
Bathroom	
Outside	
Garage	16'5 x 8'8

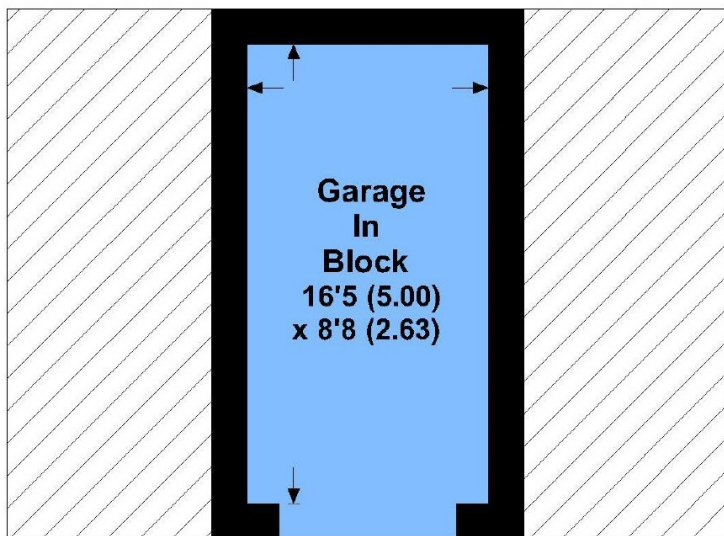
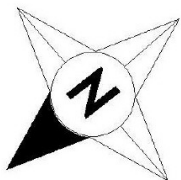


Please contact the branch for a complete copy of the EPC document

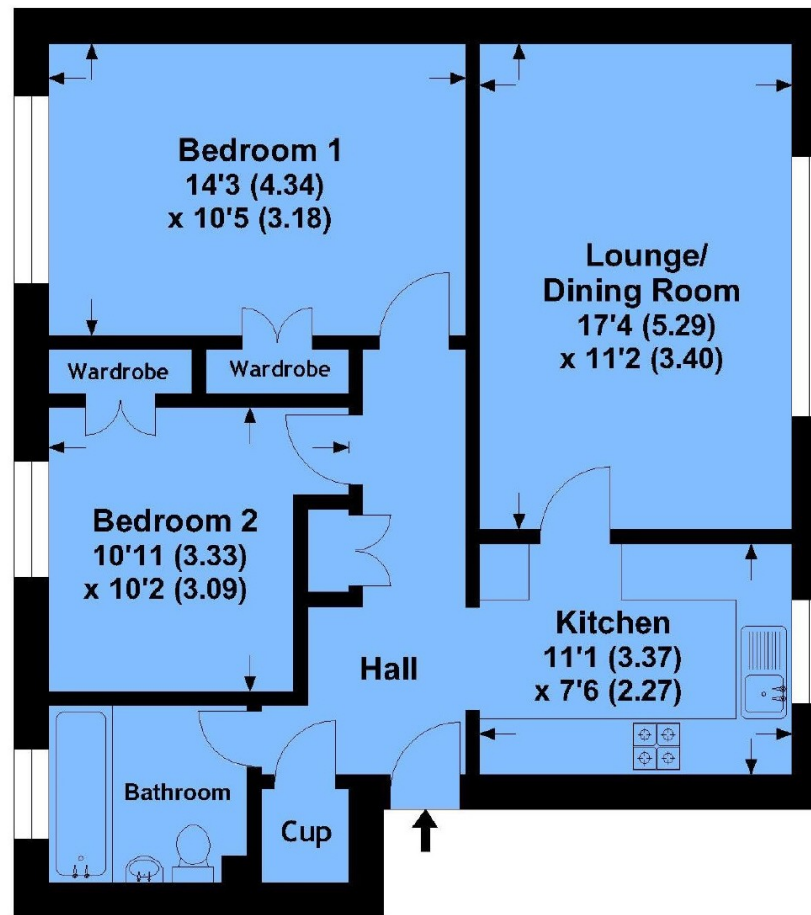


Hatton Court

APPROX. GROSS INTERNAL FLOOR AREA 695.24 SQ FT / 64.59 SQ M. EX GARAGE.



GARAGE



GROUND FLOOR

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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