



Chislehurst BR7
£280,000

jdm
ESTATE AGENTS

Description:

Situated on the first floor of this modern block we find this very well presented one to two bedroom flat.

Features include a modern fitted kitchen with some appliances, a modern white bathroom and a large lounge with open plan access to the dining room which was originally the second bedroom. This could easily be re-instated.

Outside is a well kept communal garden and an allocated parking space. The location is excellent being nearly opposite Sainsburys and with the High Street just around the corner. The block is adjacent to the allotments which is next to the golf course.

Early viewing is recommended.



Directions: From Chislehurst High Street turn into Willow Grove. The Fairway is on the left on the corner of Nursery Gardens.

Tenure: Leasehold

Lease term 999 years from 1993

Ground Rent:

Service Charge: £105 pm

Council Tax Band: D £1,325.14



Room Dimensions:

Entrance Hall	
Lounge	16' x 9'6
Kitchen	12'3 x 6'8
Bedroom 1	11'8 x 8'5
Bedroom 2/Dining Room	11'8 x 6'
Bathroom	



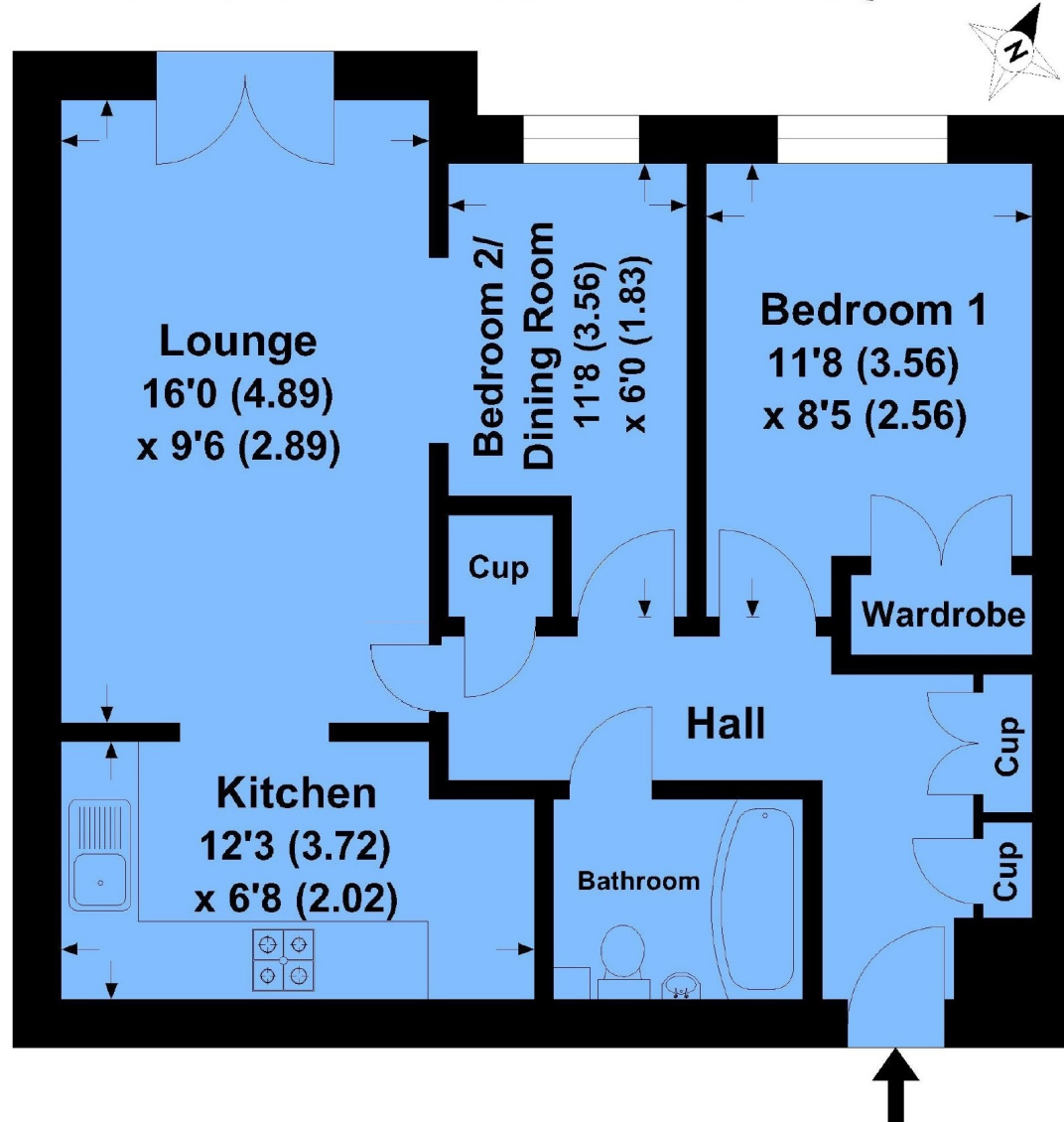
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
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	
76	82	74	80
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 Fairways

APPROX. GROSS INTERNAL FLOOR AREA 540.77 SQFT / 50.24 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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