



Chislehurst BR7  
£450,000



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**Description:**

Built some 10 years ago to a very high specification we have pleasure in offering this contemporary two bedroom first floor flat.

Features include a good sized hallway with ample storage provided by two cupboards, an open plan lounge/kitchen which is well appointed with a range of modern wall and base units with some integral appliances, a large double bedroom with an ensuite shower room and a further single bedroom. There is also a family bathroom fitted with a luxury white suite.

The apartment also benefits from under floor heating, video entry system, secure underground garaging with a lift to the upper floors, visitors parking and communal gardens.

Situated in a convenient location with easy access to Chislehurst station and local shops an early viewing is recommended.



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**Directions:** From Chislehurst station proceed down Station Approach and turn right into Chislehurst Road which becomes Old Hill. Samphire House is a little way along on the right opposite Coniscliffe Close.

**Tenure:** Leasehold

Lease term 125 years from 2003

**Ground Rent:** £250 per annum

**Service Charge:** £1932.50 per annum

**Council Tax Band:** E £1,599.97

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**Room Dimensions:**

Entrance Hall	
Lounge	16'3 max x 12'9 max
Kitchen/Breakfast Area	12'9 x 8'2
Master Bedroom	16'1 max x 12'9 max
Ensuite Shower Room	
Bedroom 2	12'9 x 8'2
Bathroom	
Underground Parking	



Please refer to [www.jdmestateagents.com](http://www.jdmestateagents.com) to see our full Area Guides.

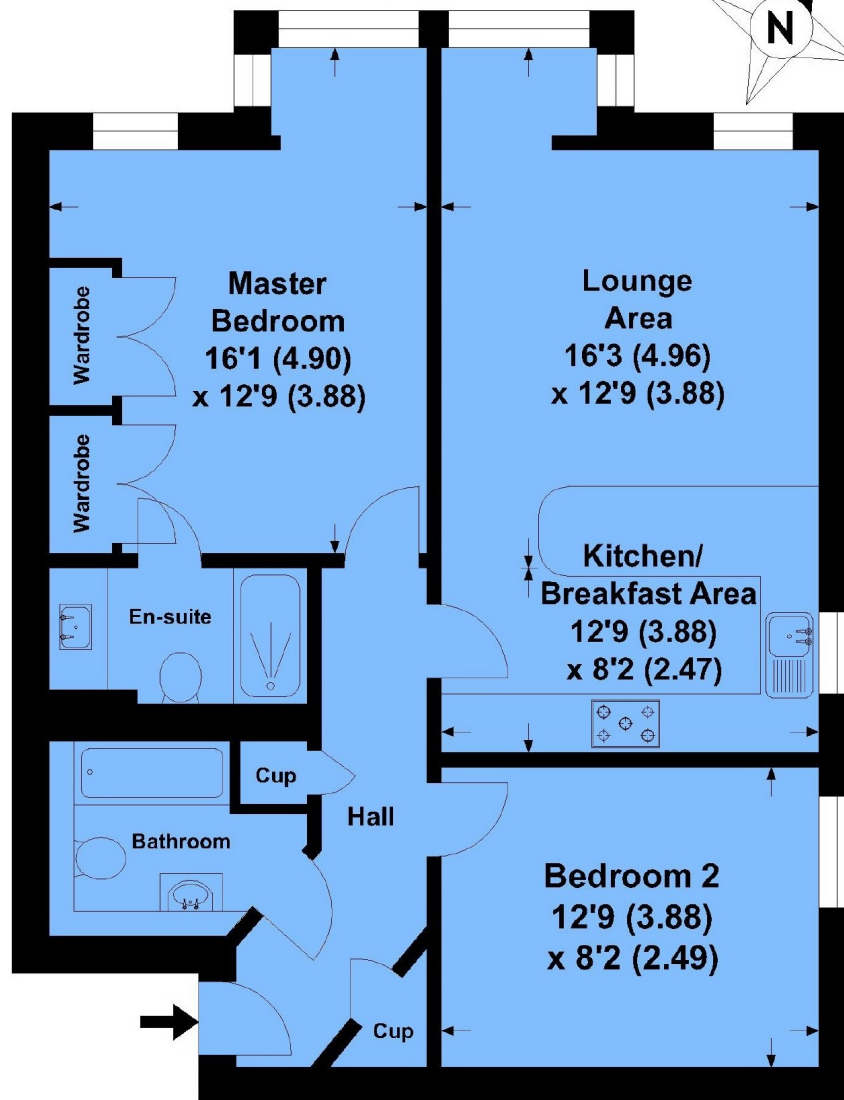
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
78	82	81	85
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



# Samphire House

APPROX. GROSS INTERNAL FLOOR AREA  
789.21 SQFT / 73.32 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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