



Manor Park Road

Chislehurst, BR7 5QB

A larger than average 2 bedroom, first floor apartment which has been recently decorated by the current owners and we feel would make a great first time buy. This spacious flat is located in a highly sought after location and is offered CHAIN FREE.

Main Features

- Larger than average 2 bedroom first floor apartment
- Recently redecorated and recarpeted throughout
- Sought after location
- Ideal first time buy
- Chain Free
- 21'5 lounge

FULL DESCRIPTION

We are pleased to offer for sale this larger than average and recently decorated two bedroom, first floor apartment. The property is in a highly sought after location and offers great views of the communal grounds. The property briefly comprises: A secure communal entrance, a large 21'5 lounge overlooking the well maintained communal gardens, kitchen, bathroom and two good sized bedrooms. Externally, in addition the communal gardens there is a garage and parking.

The property is offered chain free and we feel it would make an ideal first time purchase.

Communal entrance

Lounge

21' 5" x 12' 3" (6.53m x 3.73m)

Kitchen

9' 0" x 7' 4" (2.74m x 2.24m)

Bedroom one

11' 8" x 10' 7" (3.56m x 3.23m)

Bedroom two

11' 0" x 10' 4" (3.35m x 3.15m)

Bathroom

6' 7" x 5' 4" (2.01m x 1.63m)

Outside

Well maintained communal grounds.
Garage en bloc and parking.

ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Lease: Approx 167 years remaining

Service Charge £1000 per annum

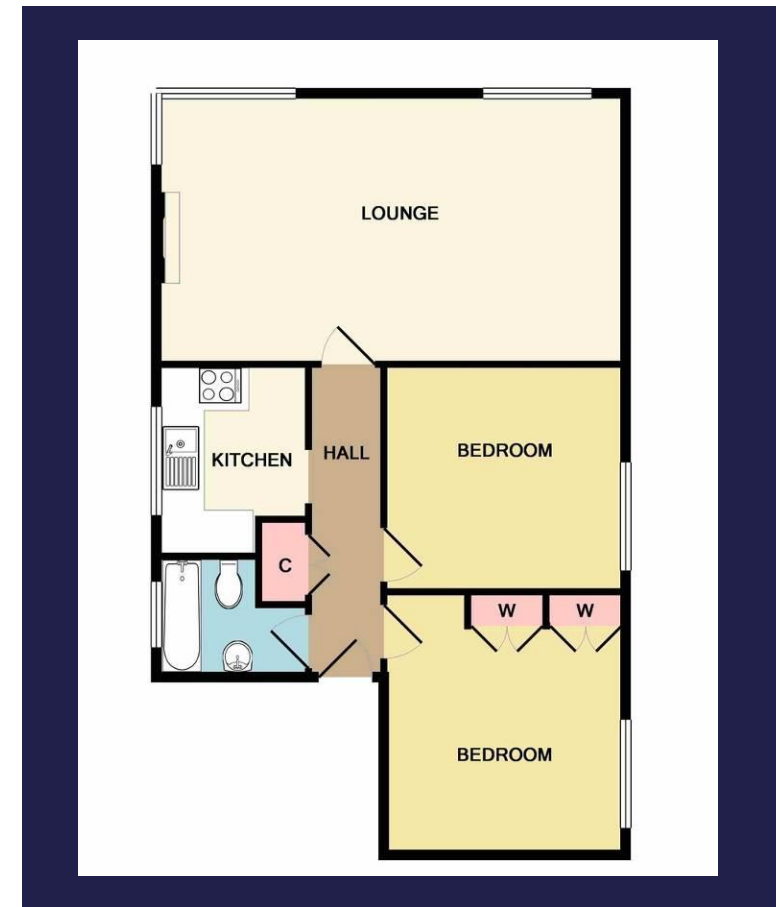
Council Tax: Band D £1,536.77 per annum

Local authority: Bromley London Borough Council

EER Rating: 65 EIR Rating: 62

Directions

From our Sidcup office turn left and under the bridge. Proceed straight across at the traffic lights and continue until you reach the crossroads. Proceed straight across into Chislehurst Road (A222) and across the mini roundabout. Continue all the way to the large roundabout and take the second exit onto Perry Street (A222)/ Take the sixth turning on the left being Shepherds Green which becomes Bull Lane. At the end turn left onto St Paul's Cray Road and first right into Manor Park Road. Closest Stations: Chislehurst (0.95 mi) Petts Wood (1.36 mi) St Mary Cray (1.50 mi) Closest Schools: St Nicholas Church of England Primary (0.24 mi) Farringtons School (0.45 mi) Coopers School (0.18 mi)



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: info@drewery.co.uk www.drewery.co.uk

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612