



St James Court, Wricklemarsh Road, SE3 0NE

£ Share of Freehold

A light and spacious ground floor flat with one bedroom, in this well cared for 1960s block, just off Kidbrooke Park Road, a half mile walk from both the eastern edge of The Heath and Kidbrooke station. The living room has wood floor, floor-to-ceiling, south-facing windows, a door to the private terrace, and is open to the well fitted kitchen. The generous double bedroom has built-in wardrobes and the bathroom a smart white suite. The flat has a single garage at the rear of the block, accessed by the secure gated driveway at the side.

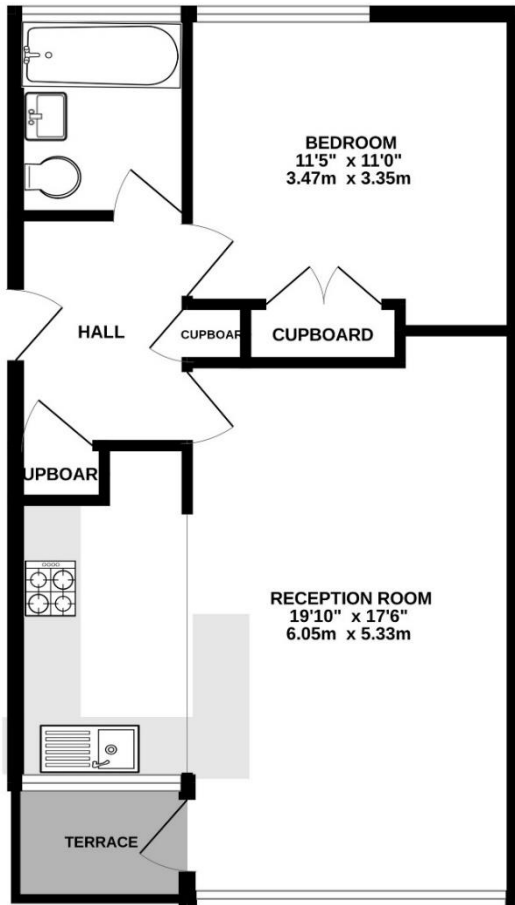
The Accommodation Comprises:

Entrance Hall, Reception Room, Kitchen, Bedroom, Bathroom, Private Terrace, Double Glazing, Gas Central Heating, Garage, No Chain.





GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

PRICE: £ SHARE OF FREEHOLD

LEASE: In excess of 900 years unexpired

SERVICE CHARGE: Approximately £600p.a.

GROUND RENT: £12p.a.

VIEWING: Strictly by appointment through Comber & Company

020 8318 9666 sales@comberandco.co.uk

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.