



**St James Court, Wricklemarsh Road, Blackheath SE3 ONE**

**£ Share of Freehold**

A well presented two bedroom flat on the first floor of this popular and well maintained 1960s block located just off Kidbrooke Park Road, half a mile walk from both the eastern edge of The Heath and Kidbrooke station. The wood floored reception room has floor-to-ceiling south-facing windows, a door onto the private balcony and is open to the nicely fitted kitchen. The larger bedroom has built-in wardrobes and the bathroom is fitted with a modern white suite.

**The Accommodation Comprises:**

Entrance Hall, Reception Room, Kitchen, Two Bedrooms, Bathroom, Balcony, Double Glazing, Gas Central Heating, No Chain.

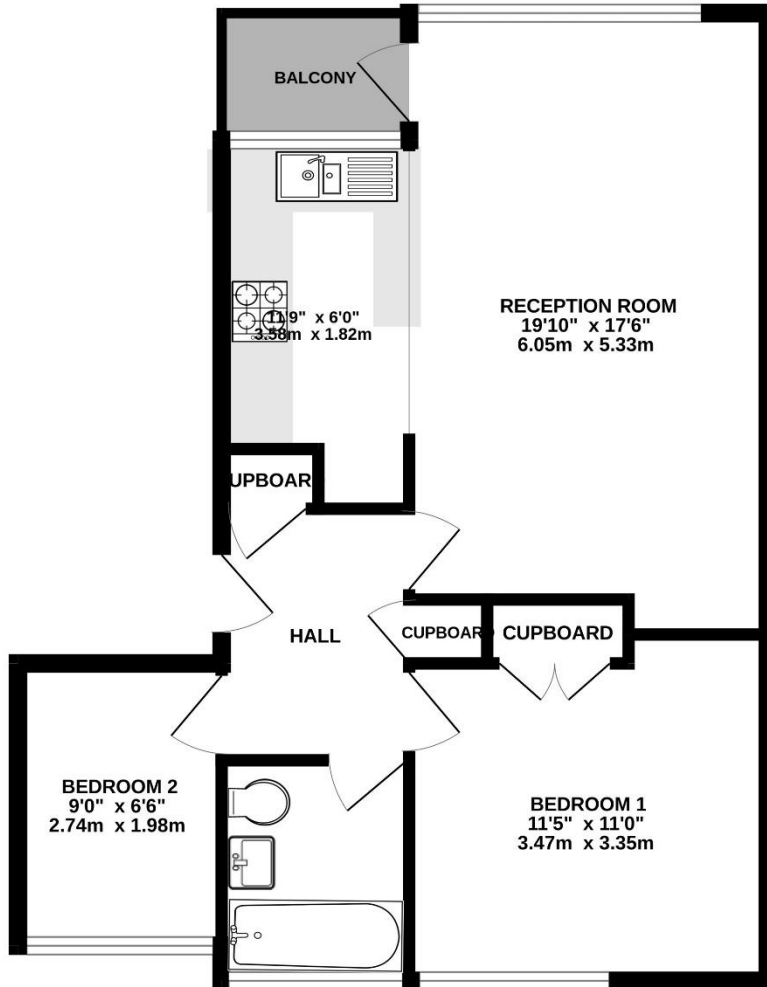
**EPC: D                      Council Tax Band: C Greenwich                      Lease Term: 999years from 24/06.1962**

**Ground Rent: £10 p.a.                      Maintenance: £844.56 p.a.**





FIRST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (52.9 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.  
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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.