

THOMAS BROWN

ESTATES



9 Lullingstone Crescent, BR5 3EA

Price: £210,000

- 1 Double Bedroom First Floor Flat
- Well Located for St. Mary Cray Station & Local Shops
- Private Secluded Rear Garden
- No Forward Chain





Property Description

Thomas Brown Estates are pleased to present this well maintained, chain free first floor flat. Recently decorated throughout with newly fitted kitchen, featuring a private secluded garden and ample on road parking. The property offers convenient and comfortable living.

The accommodation comprises a communal entrance with staircase, spacious lounge/dining room, fitted kitchen, double bedroom, bathroom, and an enclosed balcony.

Externally, the property benefits from a well-cared for private secluded-rear garden, with multiple seating areas and shed, perfect for outdoor relaxation.

Lullingstone Crescent is well situated for local shops, Scadbury Park Nature Reserve, excellent bus routes, both St. Mary Cray Station and Petts Wood railway station, providing excellent transport links to London Victoria & Blackfrairs. Short drive to A20 for fast access to the M25 and M20. Bluewater Shopping Centre within a 20 minute drive.



COMMUNAL ENTRANCE
Stairs.

ENTRANCE HALL
Door to side, carpet, radiator.

LOUNGE/DINER
16' 02" x 12' 07" (4.93m x 3.84m) Double glazed window to front, carpet, radiator.

KITCHEN
12' 06" x 8' 01" (3.81m x 2.46m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, double glazed window to rear, wood effect flooring, radiator.

BEDROOM
12' 08" x 9' 04" (3.86m x 2.84m) Built in wardrobe, double glazed window to front, carpet, radiator.

COVERED BALCONY
Space for washing machine, double glazed window to rear, carpet, radiator.

BATHROOM
Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window, tiled flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

PRIVATE SECLUDED GARDEN
40' 0" x 23' 0" (12.19m x 7.01m) Lawn and gravel areas, flowerbeds, covered seating area, power and light, grill, shed with shower.

OTHER BENEFITS INCLUDE:

ON ROAD PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NEW FLOORING THROUGHOUT

GOOD FRONT VIEW FROM PROPERTY, NOT OVERLOOKED

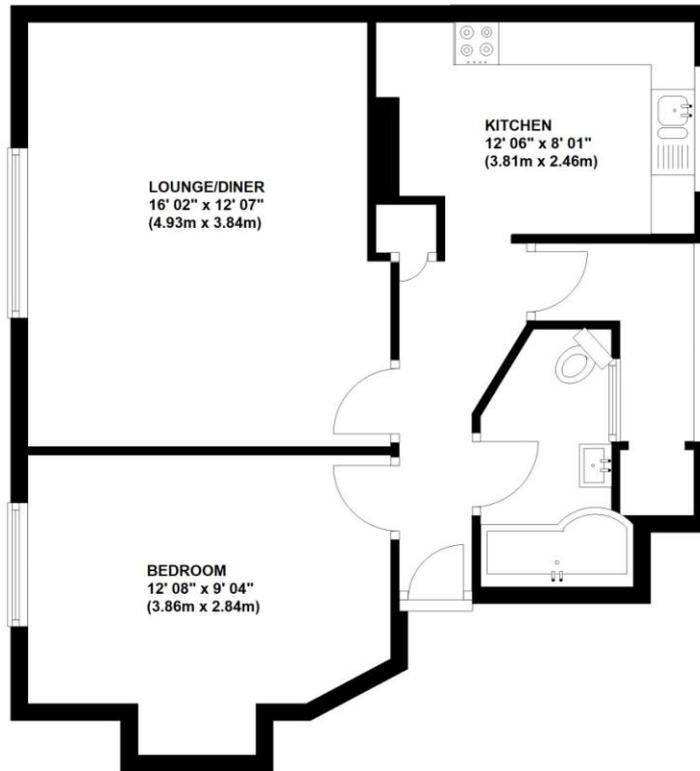
NO FORWARD CHAIN

LEASEHOLD
84 years remaining.



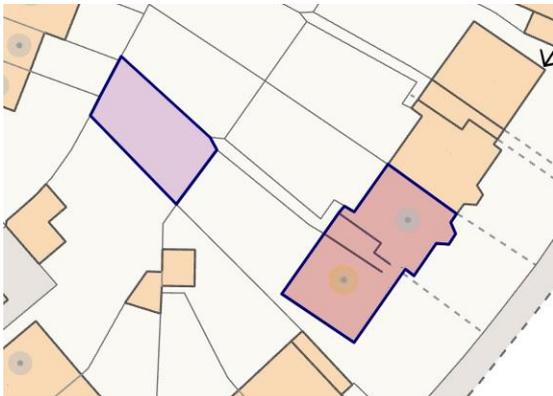
1ST FLOOR

Approx. 56.5 sq. metres (607.9 sq. feet)



Total area: approx. 56.5 sq. metres (607.9 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: B

Tenure: Leasehold – 84 years remaining (approx.)

Service Charge: £960 PA (£80 PM) - As advised by vendor.

Ground Rent: £10 PA (£0.83 PM) - As advised by vendor.

****Please note these charges may be subject to reviews and this should be verified by your solicitor.**

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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