

# Bernard Skinner



72 Robins Court, Chinbrook Road, Grove Park, SE12 9QN

Guide Price £250,000

Situated within half a mile of Grove Park station and local shops with bus routes immediately to hand, this two bedroom ground floor flat with no onward chain, is an ideal first time purchase/investment. Extensive greenspace at Chinbrook Meadows within a few hundred yards.

Lease: 86 years remaining

Service Charge: £1,997.24 year ending 24/12/2020

Ground Rent: £100pa

- Ground floor flat
- Two bedrooms
- Under half a mile station
- No onward chain



## Property Description

### ENTRANCE HALL

Part glazed front door, radiator, fitted carpet.

### LOUNGE

13' 4" into bay x 10' 5" into recess (4.06m x 3.18m)  
Upvc bay window to front, radiator, fitted carpet.

### KITCHEN

9' x 8' 10" (2.74m x 2.69m) Upvc window and door,  
wall and base units, space for fridge/freezer,  
cooker and washing machine, wall mounted boiler,  
radiator, vinyl flooring.

### BEDROOM 1

13' 3" x 9' 9" narrowing to 7'1 (4.04m x 2.97m)  
Upvc window to rear, radiator, fitted carpet.

### BEDROOM 2

11' 5" x 10' 5" into recess (3.48m x 3.18m) Upvc  
window to front, radiator, fitted carpet.

### BATHROOM

9' x 5' 4" (2.74m x 1.63m) Upvc window to rear,  
white suite comprising panelled bath, pedestal  
wash basin, wc. radiator, tiled floor.

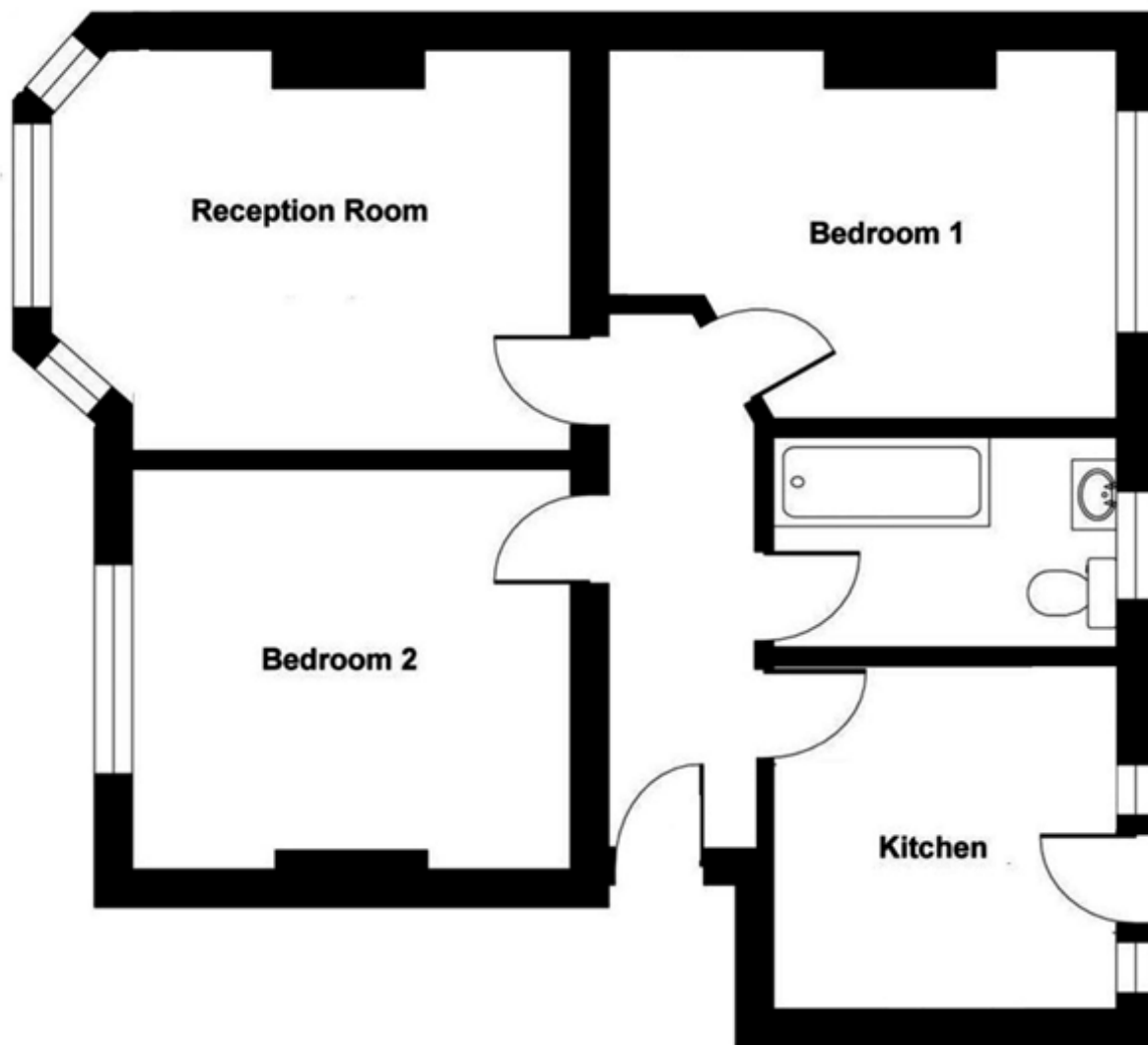
### OUTSIDE

Permit parking

Preliminary detail - await validation







**APPROX. GROSS INTERNAL FLOOR AREA 602 SQ FT 55.9 SQ METRES**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   c
55-68	D	60   d	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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