

BURNT ASH ROAD LEE SE12



PRICE £179,000 LEASEHOLD

Located on the edge of the Lee Conservation Area and within easy reach of Lee mainline train station and local shops. This well presented second floor purpose built flat would ideally suit a first time buyer.

- Communal Entrance
- Two Double Bedrooms
- 17' Lounge
- Fitted Kitchen with Appliances
- Bathroom
- Double Glazing
- Gas Central Heating
- Close all Amenities

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

www.johnpayne.com

Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

Burnt Ash Road, Lee, SE12 8PY

ENTRANCE

Communal entrance with stairway to second floor.

ENTRANCE HALL

Part glazed wooden front door, fitted carpet, built in storage cupboards, telephone point.

LOUNGE

17' x 10'10 Double glazed window to front, fitted carpet, radiator.

KITCHEN

11'8 x 8'0. Double glazed window to front, vinyl flooring, wall units with under unit lighting, base units with work surfaces over, single drainer sink, part tiled walls, Candy gas hob & oven with extractor hood over. Space for washing machine, dishwasher and fridge/freezer. Built in cupboard housing hot water cylinder and boiler.

BEDROOM 1

14'7 x 9'7 Double glazed window to front, fitted carpet, radiator and built in wardrobe.

BEDROOM 2

11'8 x 9'7 Double glazed window to front, fitted carpet, radiator and built in wardrobe.

BATHROOM

Opaque double glazed window to rear, vinyl flooring, radiator. White suite comprising of panelled bath with electric shower unit over, pedestal wash hand basin, low level WC and part tiled walls.

EXTERIOR

Communal grounds with private brick built storage shed. Communal off Street parking to the rear.

TENURE

Under current conveyancing practice we are rarely given an opportunity of inspecting the title documents and are therefore unable to state accurately any lease details. We are given to understand that the lease has an unexpired term in the region of 106 years. These particulars and any other related information should be verified by the purchasers solicitor prior to making a commitment to purchase.

LOCAL AUTHORITY

London Borough of Lewisham

VIEWING

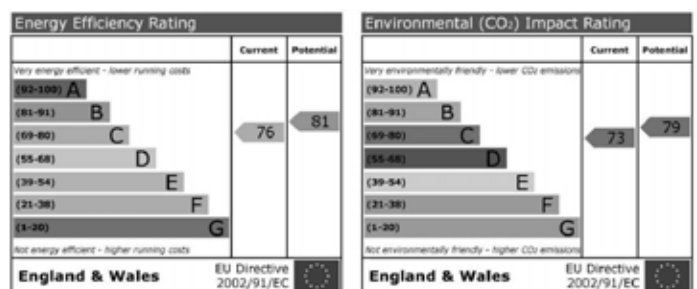
By prior appointment through Vendors Sole Agents
John Payne

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FLOOR PLAN

ENERGY PERFORMANCE CERTIFICATE



PROPERTY DESCRIPTIONS

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.