

**HONEYSUCKLE COURT
WESTHORNE AVENUE LEE SE12**



PRICE £179,999 LEASEHOLD

A very smart and spacious two double bedroom second floor purpose built apartment located within a short walk of Lee train station and offering a Chain Free sale. Benefits include security entryphone system, allocated off street parking and an upgraded kitchen and bathroom.

- Large Lounge/Diner
- Fitted Kitchen
- Two Double Bedrooms
- White Bathroom Suite
- Economy 7 Heating
- Double Glazing
- Contemporary Floor Covering
- Convenient Location

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.

Honeysuckle Court, Westthorne Avenue, Lee, SE12 9HS

COMMUNAL ENTRANCE

Communal front entrance door with security entryphone system. Staircase to second floor.

ENTRANCE HALL

Private front entrance door into:-

HALLWAY

Laminate flooring, Economy 7 storage heater, security entryphone. Two built in cupboards one housing hot and cold water tanks. Doors to lounge, two bedrooms and bathroom.

LOUNGE/DINER

18'3 into bay x 14'4 Double aspect windows one with deep window sill, Economy 7 storage heater, laminate flooring, access door to:-

KITCHEN

11'8 x 6'6 Modern light wood wall, base and drawer units with roll edge worktops and mosaic white tiled splashbacks. Single drainer stainless steel sink unit with mixer tap, plumbing for washing machine or dishwasher. Stainless steel electric hob and oven, slate style ceramic floor tiles, Dimplex electric wall heater and window to side.

MASTER BEDROOM

14'8 x 9'10 Built in floor to ceiling double wardrobe with glazed front. Square bay double glazed window to front with deep window sill, laminate flooring, Creda electric heater.

BEDROOM 2

12'6 x 7'0 Window to front, laminate flooring, Creda electric heater.

BATHROOM

10'3 x 4'10 White modern suite comprising pedestal wash hand basin, panelled bath with stainless steel style Triton shower unit, close coupled WC, white mosaic tiling to bath area. Extractor fan, electric heated towel rail, Dimplex electric wall heater and ceramic slate coloured tiled floor.

EXTERIOR

Well kept communal grounds with allocated parking.

TENURE

LEASEHOLD. 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 there is a 99 year lease dated from 1989. These particulars and any other related information should be verified by the purchasers solicitor prior to making a commitment to purchase. Ground rent £60 per annum. Management charges £100 per month.

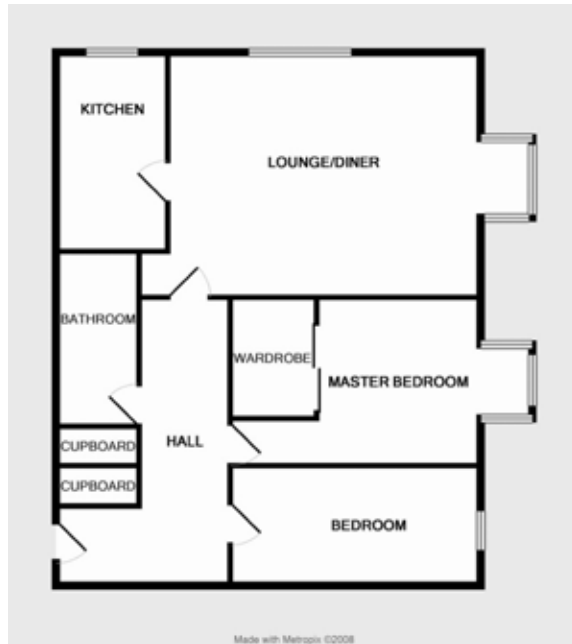
LOCAL AUTHORITY

London Borough of Lewisham

VIEWING

By prior appointment through Vendors Sole Agents John Payne Lee Branch 119 Burnt Ash Road Lee SE12 8RA 020 8852 8633 email us on lee@johnpayne.co.uk

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO ₂ emissions	A		
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C	77	80	(69-80)	C	72	74
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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.