

**OAK APPLE COURT  
GABLES CLOSE LEE SE12**



**PRICE £139,950 LEASEHOLD**

An opportunity for the first time buyer to get a foot hold on the property ladder or for the investor to add this one bedroom first floor flat to their portfolio. This apartment benefits from allocated parking, communal rear gardens and a long lease. Lee main line train station and bus links are close by and Northbrook Park is just a stroll away.

- Security Entryphone System
- Lounge with Juliette Balcony
- Kitchen
- Double Bedroom
- Built in Wardrobes
- Bathroom with White Suite
- Economy 7 Heating
- Stamp Duty Exempt

**OPEN 7 DAYS**

**Residential & Commercial Estate Agents & Surveyors**

**[www.johnpayne.com](http://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.

# Oak Apple Court, Gables Close, Lee, SE12 0UB

## ENTRANCE

Communal front entrance door with security entryphone. Staircase to first floor.

## ENTRANCE HALL

Private front entrance door into hall. Security entryphone, two built in cupboards one housing the hot and cold water tanks, doors to all rooms. Economy 7 storage heater.

## LOUNGE

12'1 x 10'3. Maple wood style laminate wood flooring, secondary glazed window to side and secondary glazed windows with Juliette balcony to front. Economy 7 electric heater.

## KITCHEN

8'11 x 7'3. Ceramic tiled flooring, wall, base and drawer units with roll edge worktops and tiled splashbacks. Built in electric hob and oven with extractor fan over, single drainer stainless steel sink unit, space for fridge, plumbing for washing machine, Dimplex wall heater. Window to rear.

## BEDROOM

10'3 x 8'6 to wardrobe Secondary glazed window to rear, built in double wardrobe cupboard with sliding mirrored doors. Fitted carpet, wall mounted Dimplex electric heater.

## BATHROOM

7'1 x 5'7 Three piece white suite comprising concealed cistern WC, pedestal wash hand basin, panelled bath with Mira shower unit over. Tiled to bath area. Frosted window to side, fitted carpet, wall mounted Dimplex heater and medicine cabinet.

## EXTERIOR

Well kept communal grounds.

## PARKING

Allocated parking space.

## 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 the lease commenced in 1989 with a 999 year lease. Maintenance and Ground Rent combined for year 2008 £951.95p. Purchasers are advised to have these details verified by their solicitor.

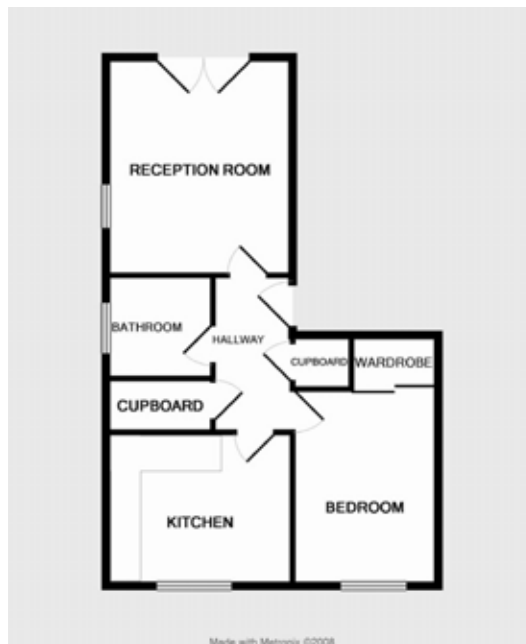
## LOCAL AUTHORITY

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 <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		75	79		67	70	
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.