

**ROBINS COURT
CHINBROOK ROAD GROVE PARK SE12**



PRICE £159,995 LEASEHOLD

A two double bedroom top floor flat ideally located for Grove Park Station being under 1/2 mile away. Bromley is within easy reach with regular bus services to shops, bars and restaurants.

- Two Double Bedrooms
- Kitchen
- Bathroom
- Mostly Double Glazed
- Balcony
- 14ft Lounge

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.

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

ENTRANCE HALL

Communal entrance hall with stairs to top floor. Front door, single radiator, access to loft, picture rail, fitted carpet.

LOUNGE

14' x 10'9. Double glazed window to front, double radiator, coved ceiling, fitted carpet.

BEDROOM 1

11'9 x 9'9 Double glazed window to rear, double radiator, coved ceiling, fitted wardrobes with hanging rail and shelving, fitted carpets,

BEDROOM 2

12'1 x 10'7 Double glazed window to front, radiator, coved ceiling, fitted carpets.

KITCHEN

Window to rear, door to rear leading to balcony, double radiator, range of wall and base units, stainless steel sink units with drainer, space for fridge freezer, washing machine and cooker, tiled splashbacks, coved ceiling, vinyl flooring.

BATHROOM

9'6 x 5'8 Obscure double glazed window to rear, heated towel rail, low level WC, wash hand basin inset in vanity unit, panelled bath, local tiling, coved ceiling, vinyl flooring, airing cupboard.

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 remaining lease is approx 98 years

EXTERIOR

Communal grounds.

LOCAL AUTHORITY

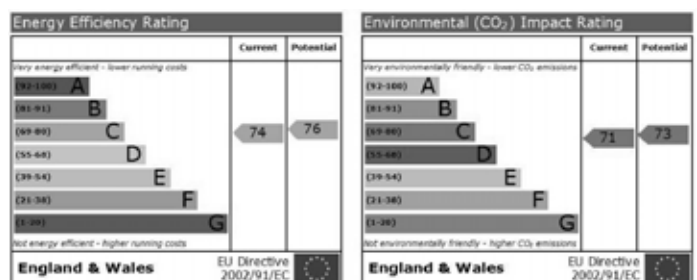
London Borough of Lewisham

VIEWING

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

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.