

## BURNT ASH HILL LEE SE12



### PRICE £169,950 LEASEHOLD

This spacious two bedroom first floor purpose built flat represents an ideal purchase for rental investment. The property is conveniently located for Lee main line train station, bus services and local shops and is offered to the market CHAIN FREE. There are well kept communal grounds and the property also benefits from a LONG LEASE.

- Lounge
- Kitchen/Diner
- Two Bedrooms
- Shower Room
- Separate W.C.
- Close Lee Station

# Burnt Ash Hill, Lee, SE12 9HT

## ENTRANCE

Staircase leading to private front entrance door at first floor level.

## ENTRANCE HALL

Two built in cupboards one housing utility meters. Doors to all rooms.

## LOUNGE

12'0 x 11'11 Sash windows, coved ceiling, picture rail.

## KITCHEN/DINER

13'8 x 5'7 Blond wood wall, base and drawer units with extractor over, roll edge worktops, single drainer stainless steel sink unit with mixer tap. Recess housing hot water boiler, vinyl floor covering, casement window.

## MASTER BEDROOM

12'3 x 11'3 Sash windows, picture rail, built in single wardrobe cupboard.

## BEDROOM 2

11'1 x 7'11 Casement window, picture rail, built in single wardrobe cupboard.

## SHOWER ROOM

White two piece suite comprising wall mounted wash hand basin, tiled and glazed shower cubicle with chrome thermostatic shower unit. Wall mounted storage cupboard, part tiled walls, wall mounted chrome electric heater, vinyl floor covering.

## SEPARATE W.C.

Close coupled WC, half tiled walls, casement window.

## EXTERIOR

Well kept communal grounds with flowering shrubs and trees.

## 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 125 year lease dated from 2005. These particulars and any other related information should be verified by the purchasers solicitor prior to making a commitment to purchase. Ground rent £100 per annum for the first 25 years doubling each 25 year period thereafter.

## LOCAL AUTHORITY

London Borough of Lewisham

## VIEWING

By prior appointment through Vendors Agents John Payne Lee Branch - 119 Burnt Ash Road SE12 8RA on 020 8852 8633

E-mail us on lee@johnpayne.co.uk



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(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 <sub>2</sub> emissions	
	56		71
	75		50
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.