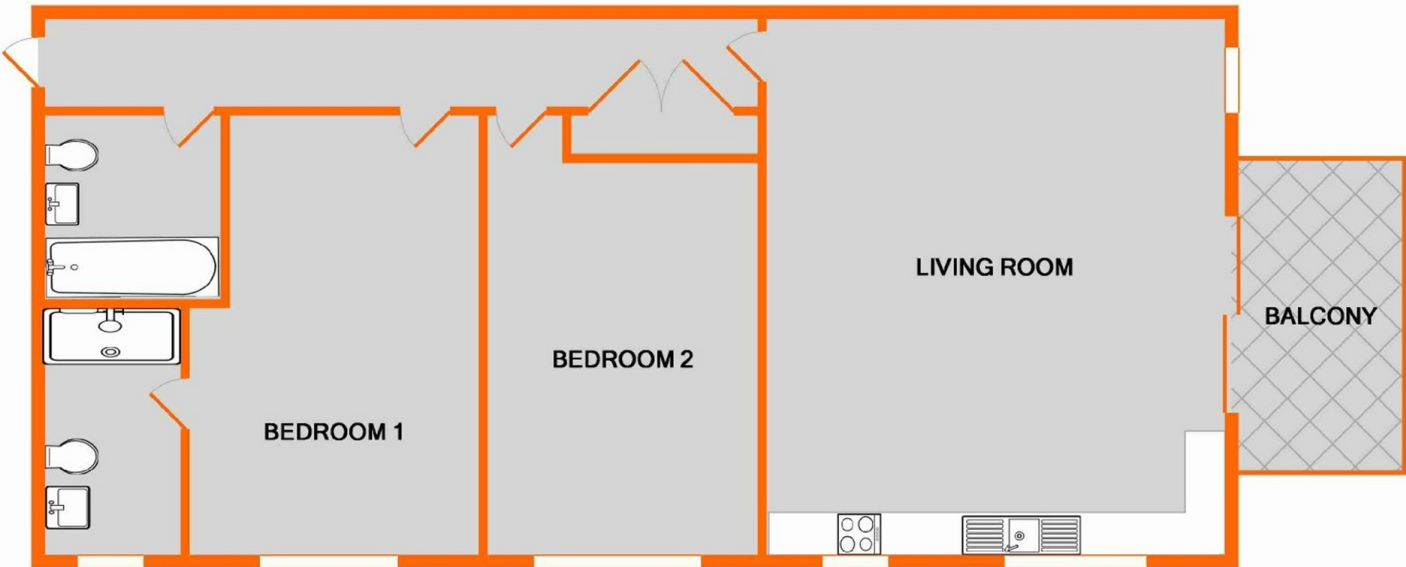


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing by appointment with our Beckenham Office - 020 8650 2000

5 Premier Court, 20 Snowdown Close, London SE20 7RU

£450,000 Leasehold

- Luxurious first floor apartment
- Allocated parking space
- Open plan living
- Great location overlooking park
- Two double bedrooms
- Large decked balcony
- Bathroom & shower room
- 82.96 sq.m. (893 sq.ft.)

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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5 Premier Court, 20 Snowdown Close, London SE20 7RU

Siding onto and enjoying views over Royston Field Park and Garden this small development of only eight luxurious light and airy apartments built in 2016 to a high standard of finish throughout, number 5 is located on the first floor. The spacious living room offers views over the adjacent park, together with lovely decked large balcony and offers ample space great for entertaining with enough room not only for sofas but a good size dining table and chairs with room still in the kitchen not to feel cramped. The comprehensively fitted kitchen with composite stone counter tops, the developer having fitted high quality units together with integrated AEG appliances and sanitary ware with contemporary style suites and tiling to both en-suites, shower room and bathroom. Both double bedrooms have fitted wardrobes and drawers. Benefits include under floor and central heating, excellent insulation and running costs associated with a modern apartment, security entry system, solid wooden floors, sealed unit double glazed windows, mains smoke alarms, downlights, fitted carpets and allocated parking

Location

Premier Court's main entrance is off Snowdown Close but can also be accessed from the top of Westbury Road which leads to the residents allocated parking area. The extensive shopping facilities of Penge High Street are within half a mile together with Kent House Railway Station (Victoria) Anerley Station (West Croydon to Highbury & Islington via many stations en-route including Canada Water and Surrey Quays) is the stop before Penge West where you can alight to get the overground underground line into London Bridge are both with 0.7 of a mile.



Ground Floor

Entrance

communal entrance

First Floor

Hallway

panelled walls, wall mounted security entry system handset, double utility cupboard with space and plumbing for washing machine and tumble dryer

Living Room

19' 6" x 16' 5" (5.94m x 5.00m) great for entertaining, dual aspect with windows to front, windows and glazed sliding doors with plantation shutters onto

Balcony

good size overlooking Royston Field

Kitchen

base cupboards, deep drawers and wall cupboards with pelmet lighting, composite stone worktops and risers with under counter one and a half bowl sink unit with mixer tap, flexi tap and waste disposal, larder cupboard, integrated appliances comprising 4 ring induction hob with extractor hood over, separate double oven/microwave, fridge/freezer

Bedroom 1

15' 3" x 11' 7" (4.65m x 3.53m) windows to front, fitted wardrobes and drawers to corner, door to

En-Suite Shower Room

fully tiled walls and floor, large walk in double shower with rain head and separate hand spray, vanity unit with wash basin and mixer tap, with cupboard below, toilet, chrome towel rail, window to front, extractor fan, shaver point

Bedroom 2

15' 3" x 11' 7" (4.65m x 3.53m) window to front, fitted wardrobes to corner

Bathroom

panelled bath with mixer tap and hand spray with separate shower over with rain head and glazed screen, composite stone surface with on top wash basin with mixer tap, cupboard below, toilet with concealed cistern, fully tiled walls and floor, large fitted mirror, shaver point, chrome heated towel rail, extractor fan

Outside

Parking

single allocated parking space

Garden

Private balcony overlooking parkland from sitting room

Lease Details

Lease

Balance of a 999 year lease from 24/6/2016, (990 years left from 2025)

Service Charge

£1,238.00 P/A to (includes buildings insurance)

Ground Rent

N/A

Additional Information

Council Tax
London Borough of Bromley - Band C
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage