



Guide Price £325,000 Leasehold

1 bedroom flat

Kingswood Court

Hither Green

Read all about it...

Offered to the market with no onward chain, this spacious one-bedroom flat is the perfect opportunity for buyers seeking a move-in-ready property. Set on the third floor of Kingswood Court, a modern residential block in the popular Meridian South Development, the flat features a welcoming entrance hall with built-in storage, leading to a bright and spacious lounge with ample room for dining. The lounge opens to a well-equipped kitchen with sleek, modern units. Also off the hallway, you'll find a generously sized double bedroom with built-in wardrobes and a well-proportioned bathroom. The property also benefits from a private balcony overlooking surrounding greenery and comes with allocated off-street parking.

Ideally located for excellent transport links via Hither Green Station, the local area offers a wide range of independent shops, supermarkets, a 24-hour Anytime Fitness Gym, and exciting dining options, all within walking distance. The beautiful open spaces of Mountsfield Park are also just a short stroll away.

Tenure: Leasehold (104 years remaining) | **Annual Service Charge:** £1,146 | **Ground Rent:** £175pa | **Council Tax:** Lewisham band B

THIRD FLOOR

Entrance Hall

Wood flooring, cupboard housing hot water tank, storage cupboard.

Lounge

Wood flooring, electric radiator, ceiling spot lights, double glazed sliding door to balcony.

Kitchen

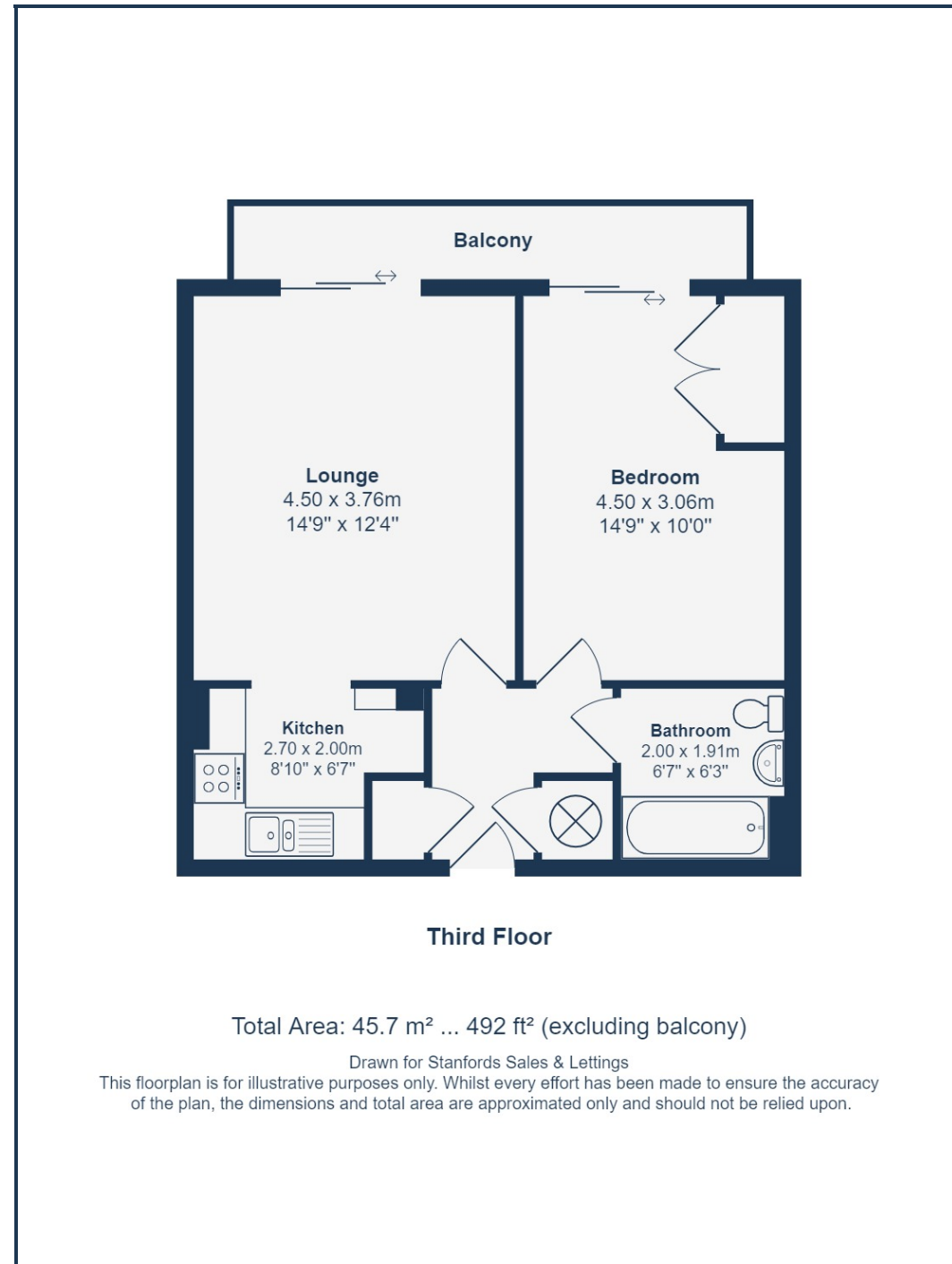
Matching wall and base units with laminated work surfaces, single drainer sink with mixer tap, built in oven, electric hob, tiled splash back, lino flooring.

Bedroom

Double glazed sliding door to balcony, fitted carpet, electric radiator, built in wardrobe.

Bathroom

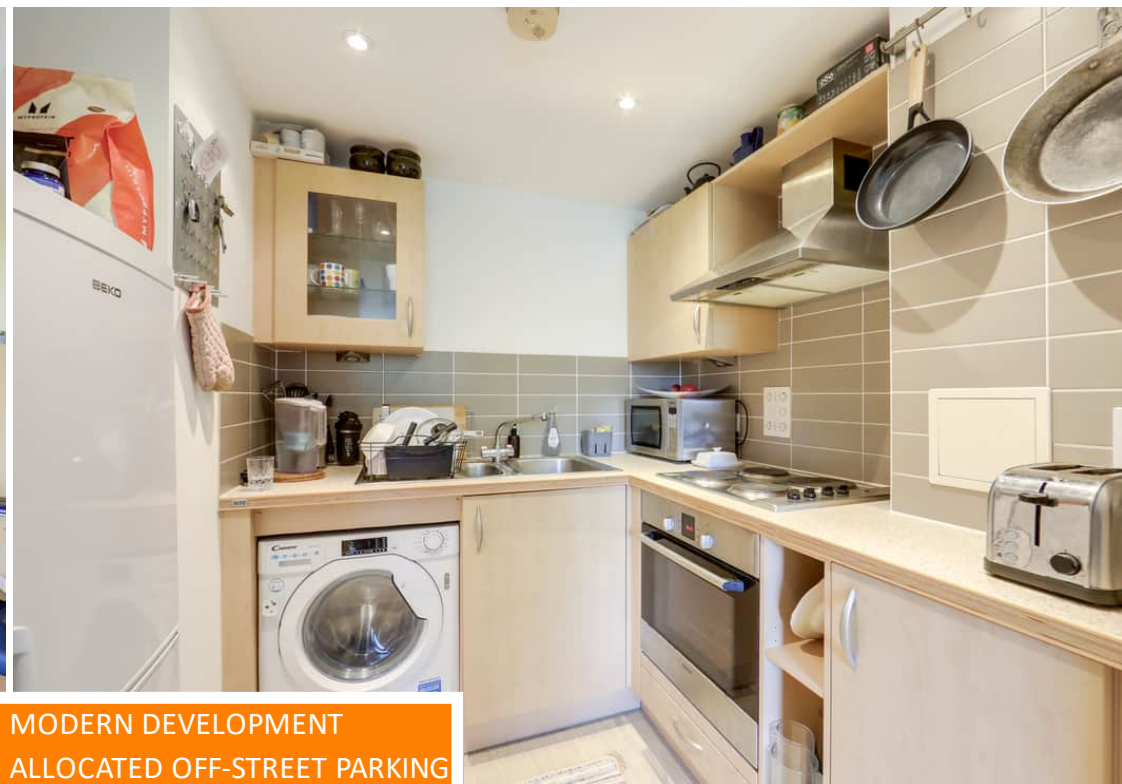
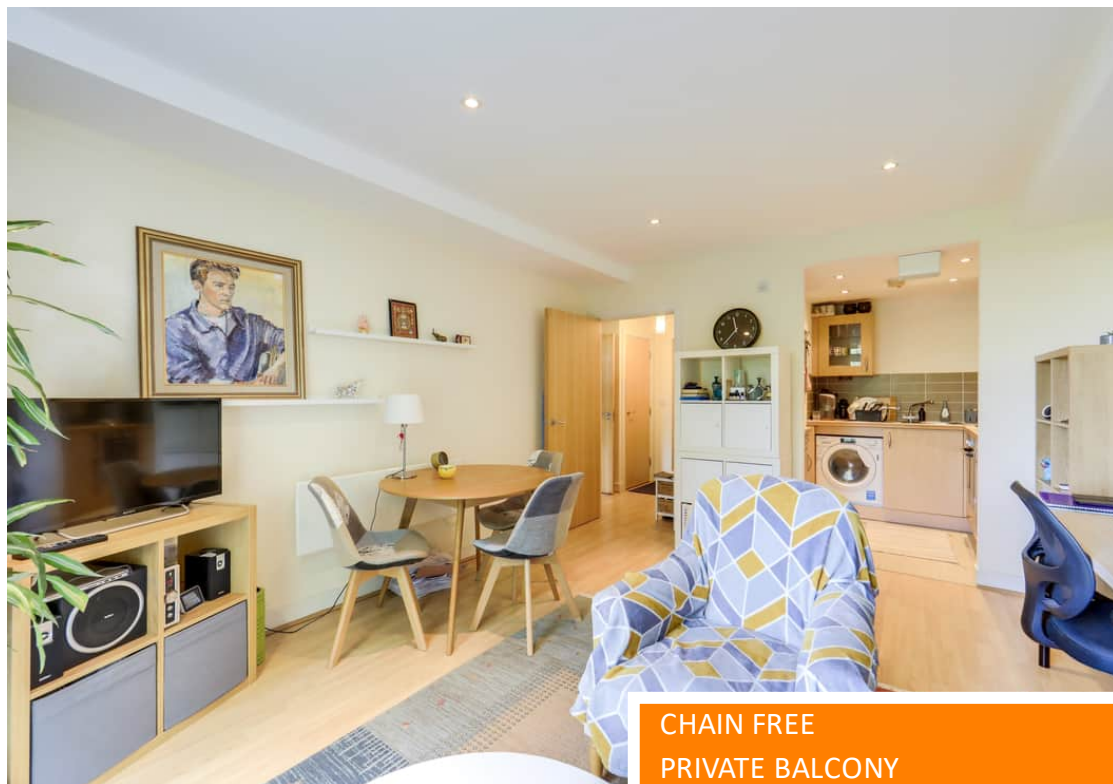
White suite comprising of a panel enclosed bath with over-head shower, fixed wash basin, low level w/c, heated towel rail, tiled flooring, tiled walls.



Like what you see?

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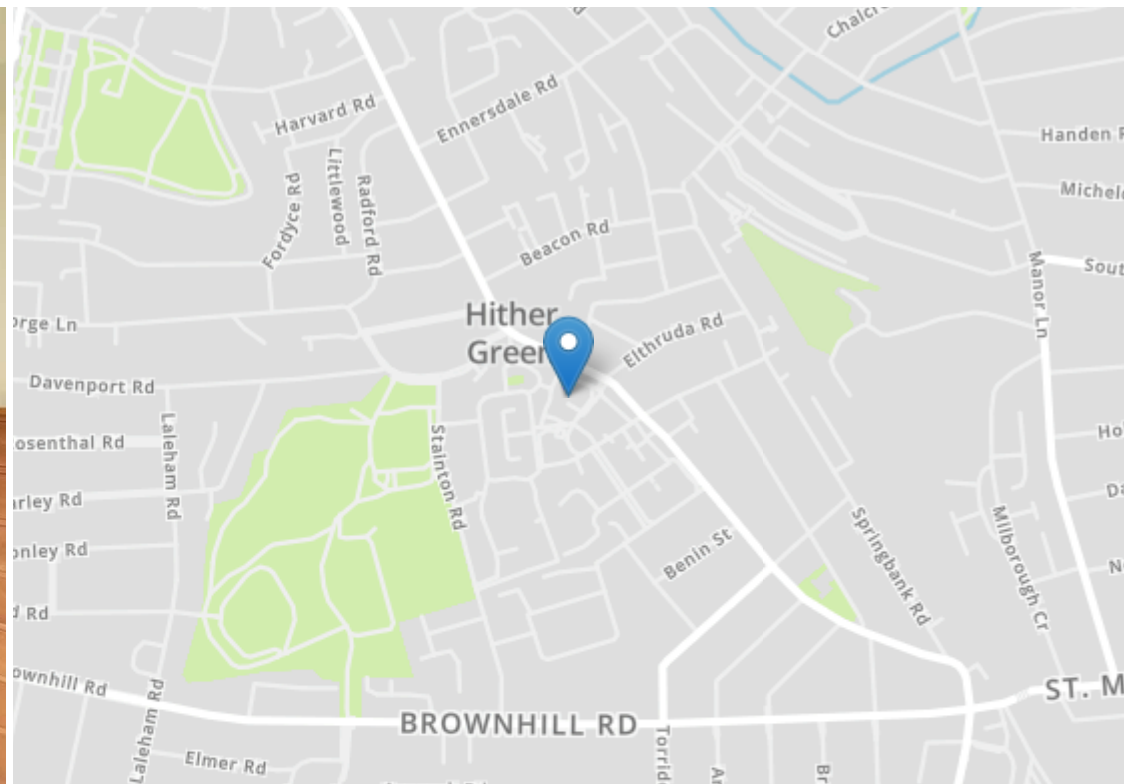
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CHAIN FREE
PRIVATE BALCONY
0.3MI TO HITHER GREEN
STATION

MODERN DEVELOPMENT
ALLOCATED OFF-STREET PARKING
CLOSE TO MOUNTSFIELD PARK
STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	86
(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	



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