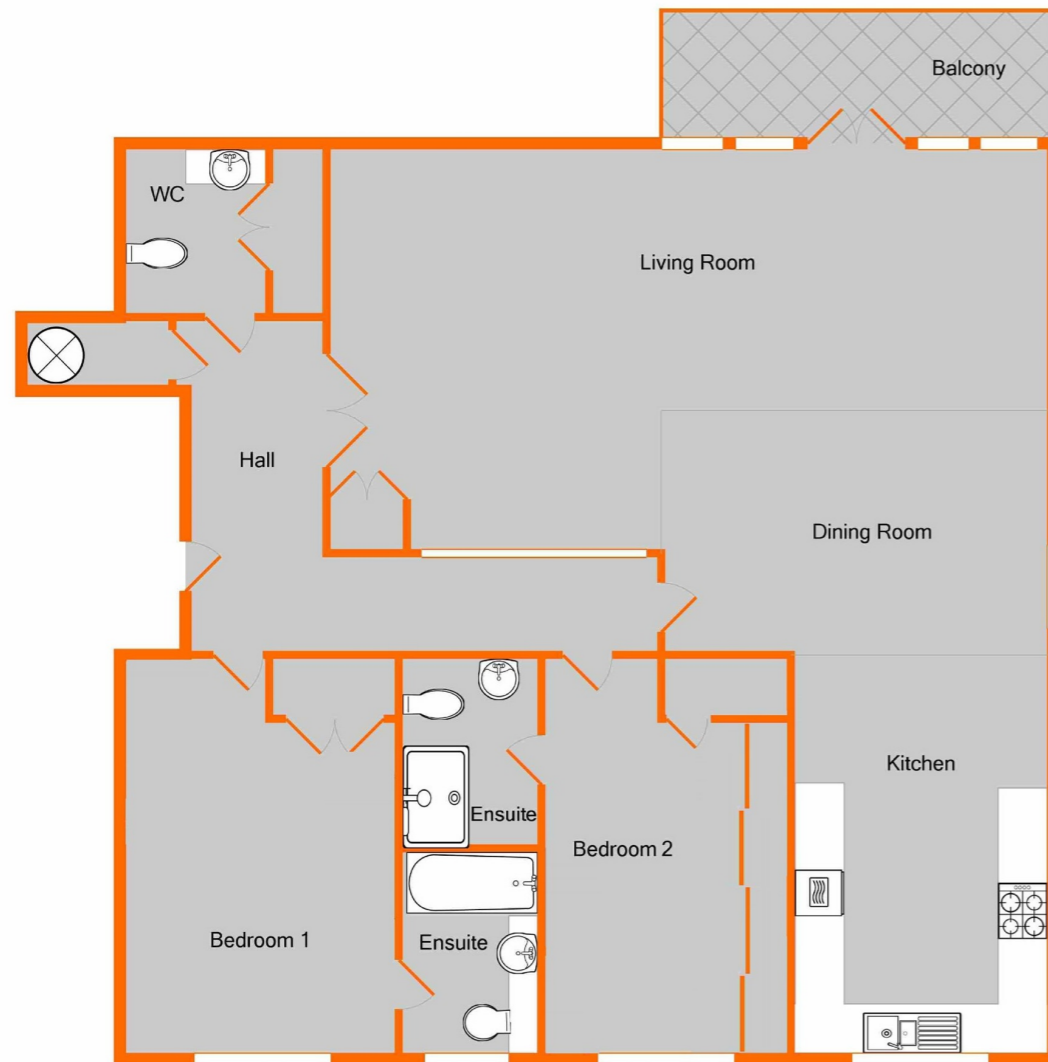


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Total Approx. Floor Area 1352 Sq.Ft. (125.6 Sq.M.)

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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.

Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details please visit our website - www.proctors.london



Viewing by appointment with our Park Langley Office - 020 8658 5588

Flat 9, 4 Creswell Drive, Langley Waterside BR3 3FW

£575,000 Leasehold

- Impressive second floor apartment
- Sunny south west facing balcony
- Fitted kitchen with appliances
- Gated development with security
- Exceptionally spacious living room
- Beautiful views over large lake
- Two en suites plus cloakroom
- Lift service and parking space

Flat 9, 4 Creswell Drive, Langley Waterside BR3 3FW

A second floor apartment in popular Langley Waterside gated development with stunning views over the communal gardens surrounding the lake and central water feature plus the benefit of 24 hour manned security providing an ideal lock-up-and-leave. The property provides over 1300sqft of accommodation, redecorated over recent years giving the next owner a great blank canvas to work from and there is a replacement boiler for the central heating installed in November 2022. There is a generous open plan living space providing sitting, dining and study areas and double doors to the private south west facing balcony.

Location

Langley Waterside has a gated entrance off South Eden Park Road manned 24 hours a day to provide excellent security. This flat enjoys a beautiful view to the south west from the balcony over the large lake to the rear encircled by a footpath and forming part of the development with a nature reserve beyond. Each property pays a service charge to the appointed Management Company for the running and upkeep of the development. The popular Langley Park and Unicorn Primary School are all within the vicinity along with Eden Park station. Both West Wickham and Beckenham Town Centres are about a mile away providing a good range of shops, restaurants and other amenities.



Second Floor

Entrance Hall

4.17m x 1.83m (13' 8" x 6') plus additional area leading to bedroom 2 and door to dining area, deep airing cupboard with slatted shelf in front of Megaflo hot water cylinder, radiator, video entryphone, downlights

Cloakroom

2.51m x 1.88m (8'3 x 6'2) to include built-in double coat cupboard, low level wc and pedestal wash basin with mixer tap, wall tiling, chrome heated towel rail, wood finish flooring, downlights and extractor

Large Living Room

8.84m x 7.47m (29'0 x 24'6) wonderfully spacious with two areas (as below), in addition to the open plan kitchen

~ Sitting Area

double doors from entrance hall, downlights, double radiator, tall double glazed windows beside double glazed doors to balcony

~ Dining Area

ample space for table and chairs, two radiators, double glazed window to side, open to kitchen

Sunny Balcony

5.61m x 1.60m (18'5 x 5'3) enjoying south west aspect with attractive views over lake with nature reserve beyond, decked floor and outside light

Kitchen

3.96m x 3.35m (13'0 x 11'0) range of base cupboards and drawers plus washer/dryer and integrated dishwasher beneath work surfaces, inset 1½ bowl stainless steel sink with mixer tap, cooker hood above 4-ring AEG gas hob, built-in AEG electric oven and combination microwave having cupboards above and below, integrated upright fridge/freezer, wall tiling above work surfaces plus eye level cupboards including cupboard concealing logic Max boiler, tiled floor, downlights, double glazed window to front

Bedroom 1

4.95m x 3.43m (16'3 x 11'3) includes built-in double wardrobe, downlights, radiator, full height double glazed windows to front

En Suite Bathroom

Villeroy & Boch bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and low level wc, wall tiling, shaver point, chrome heated towel rail, downlights and extractor, double glazed window to front

Bedroom 2

4.98m x 3.12m (16'4 x 10'3) to include built-in double wardrobe and full length range of fitted wardrobes providing considerable storage, downlights, radiator, large double glazed window to front

En Suite Shower Room

tiled double shower cubicle with hinged door, low level wc and pedestal wash basin with mixer tap, wall light point above basin, wall tiling, shaver point, chrome heated towel rail, downlights and extractor



Outside

Parking

allocated parking space in front of building (third to left of main entrance)

Communal Gardens

the communal grounds at Langley Waterside are well maintained with canal water feature and beautiful walk around the lake

Additional Information

Lease

999 years from April 2002 - To Be Confirmed

Ground Rent

£250 per annum - To Be Confirmed

Maintenance

£2,510.04 for six months (01.01.23 to 30.06.23) paid to Prime Property Management for block maintenance and car park ports plus £1,255.36 for same period paid to Crabtree Property Management for Langley Waterside Development gate security and grounds - Combined Total Circa £7,530 PA - to be confirmed

Council Tax

London Borough of Bromley Band F

Agents Note

Details of lease, maintenance etc. should be checked prior to exchange of contracts

