

# Stanfords

— sales & lettings —



**Guide Price £375,000 Leasehold**

2 bedroom flat

Adenmore Road

Catford



## Read all about it...

Offered the the market with no onward chain - this fantastic two bedroom flat is located on the second floor of Dempsey Court, a modern apartment block in the heart of Catford. Internally this flat boasts a large entrance hall, with a handy utility and storage cupboard, leading to a spacious open plan lounge and kitchen with integrated appliances, two good sized bedrooms and a modern bathroom. This flat also benefits a south facing balcony.

Situated in the popular Adenmore Road development, this property is ideally located for great transport links from the Twin Catford stations, good nurseries and schools and Catford Town Centre, with a vast selection local shops, supermarkets and exciting places to eat and drink. The green open spaces of Ladywell Feilds are also just a stones throw away, offering plenty of space to enjoy warm summer days.

**Tenure:** Leasehold (140+ years remaining) | **Service Charge:** Approx. £2,300pa | **Ground Rent:** £350pa

### SECOND FLOOR

#### Hallway

Pendant ceiling lights, storage cupboards housing boiler and washing machine, radiators, laminate wood flooring.

#### Lounge

13' 0" x 10' 1" (3.96m x 3.07m)

Double-glazed windows and door to balcony, pendant ceiling lights, radiator, laminate wood flooring.

#### Kitchen

9' 8" x 8' 1" (2.95m x 2.46m)

Ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated fridge/freezer, microwave, oven, electric hob and extractor hood, laminate wood flooring.

#### Bedroom

10' 4" x 9' 1" (3.15m x 2.77m)

Double-glazed windows, pendant ceiling lights, radiator, fitted carpet.

#### Bedroom

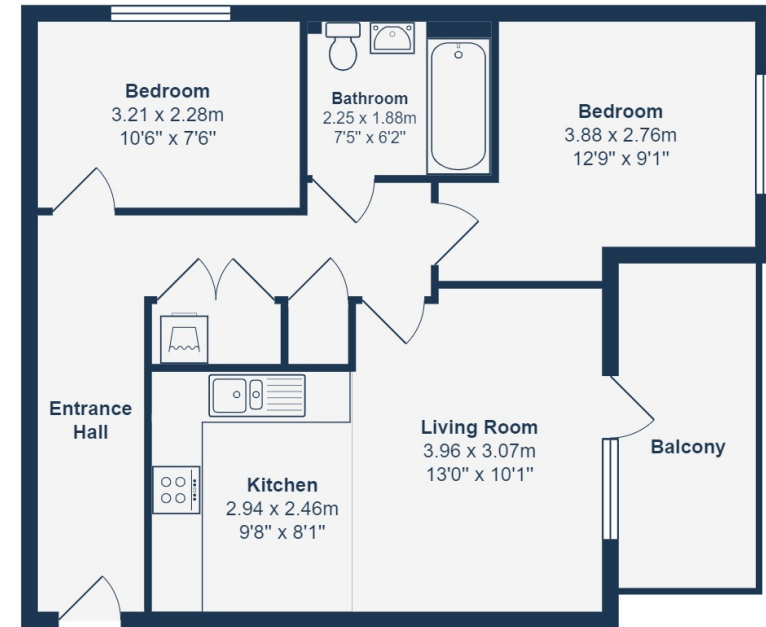
10' 6" x 7' 6" (3.20m x 2.29m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

#### Bathroom

7' 5" x 6' 2" (2.26m x 1.88m)

Ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tiled flooring.



Second Floor

Total Area: 55.4 m<sup>2</sup> ... 596 ft<sup>2</sup> (excluding balcony)

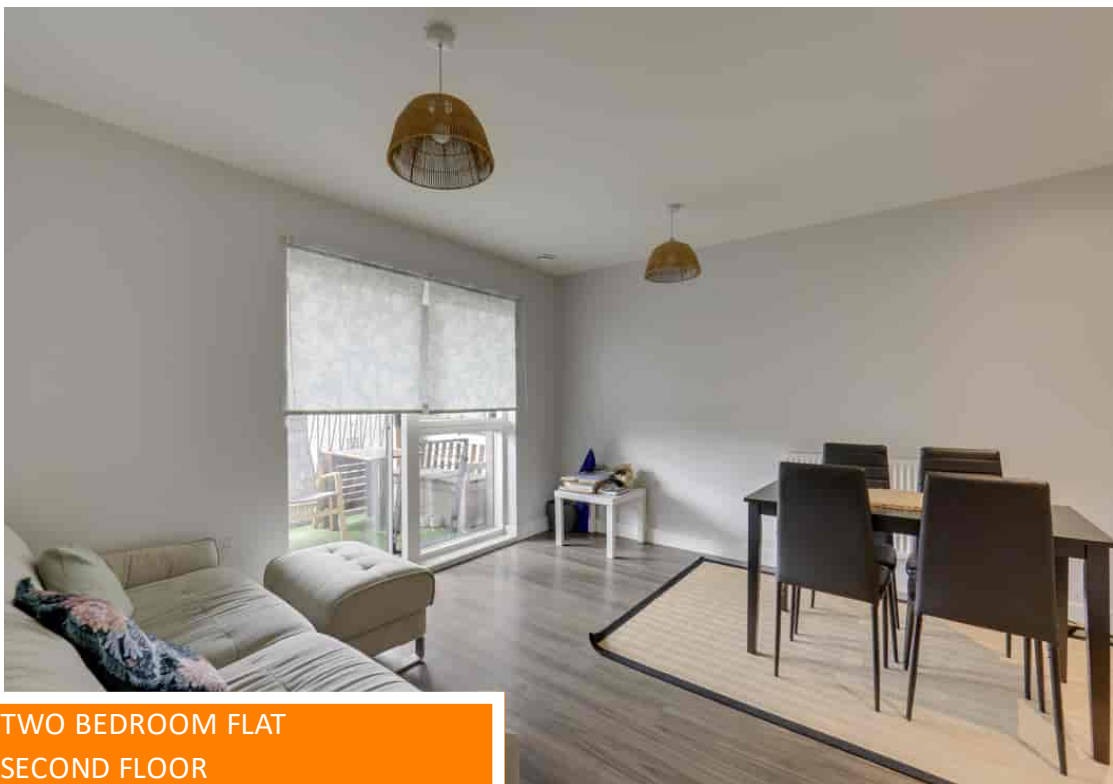
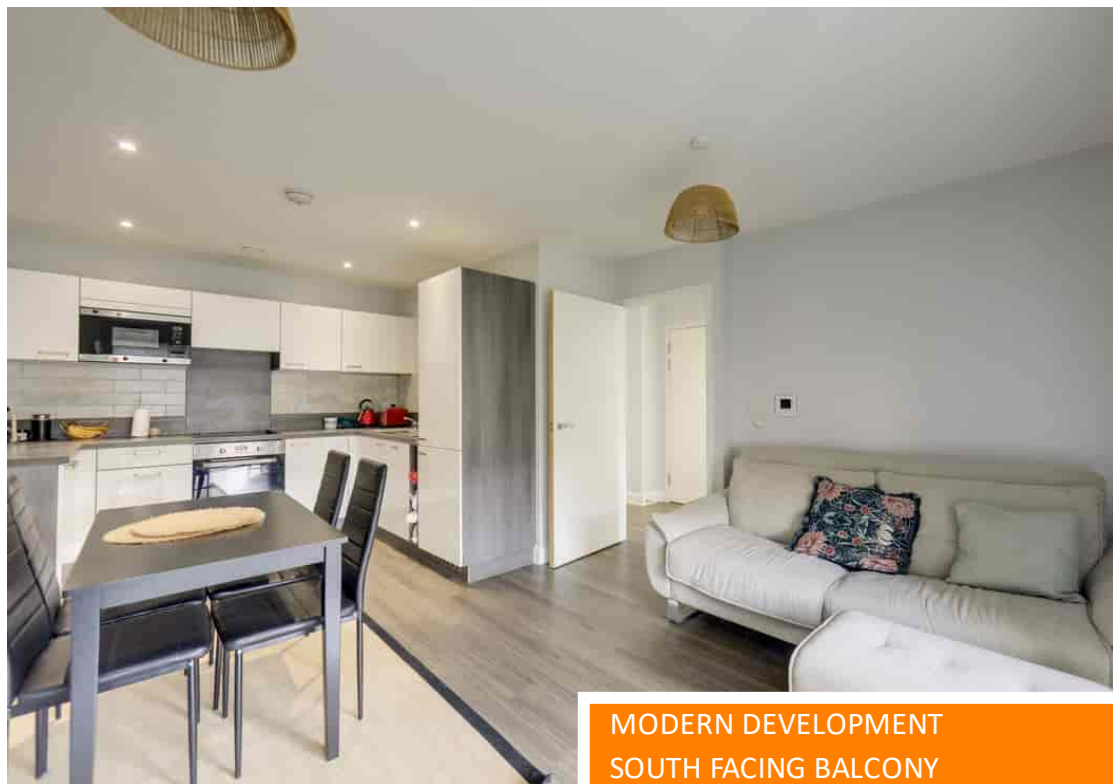
Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

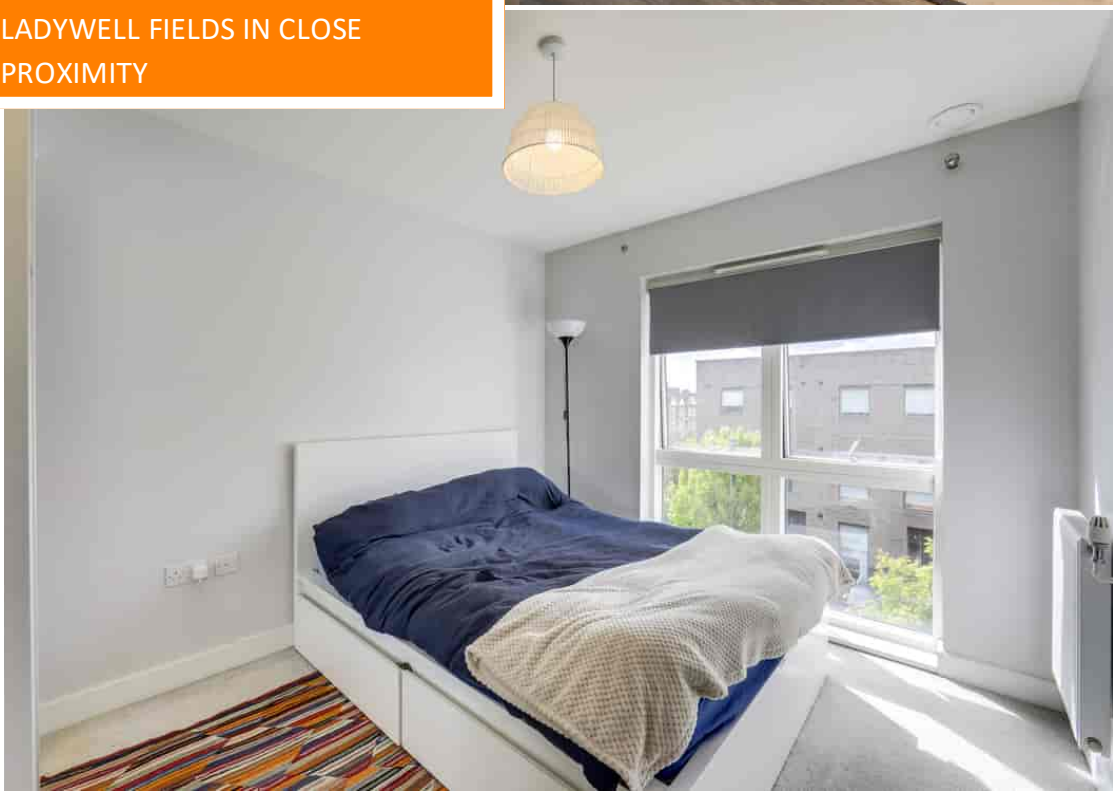
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to arrange a viewing or request further information

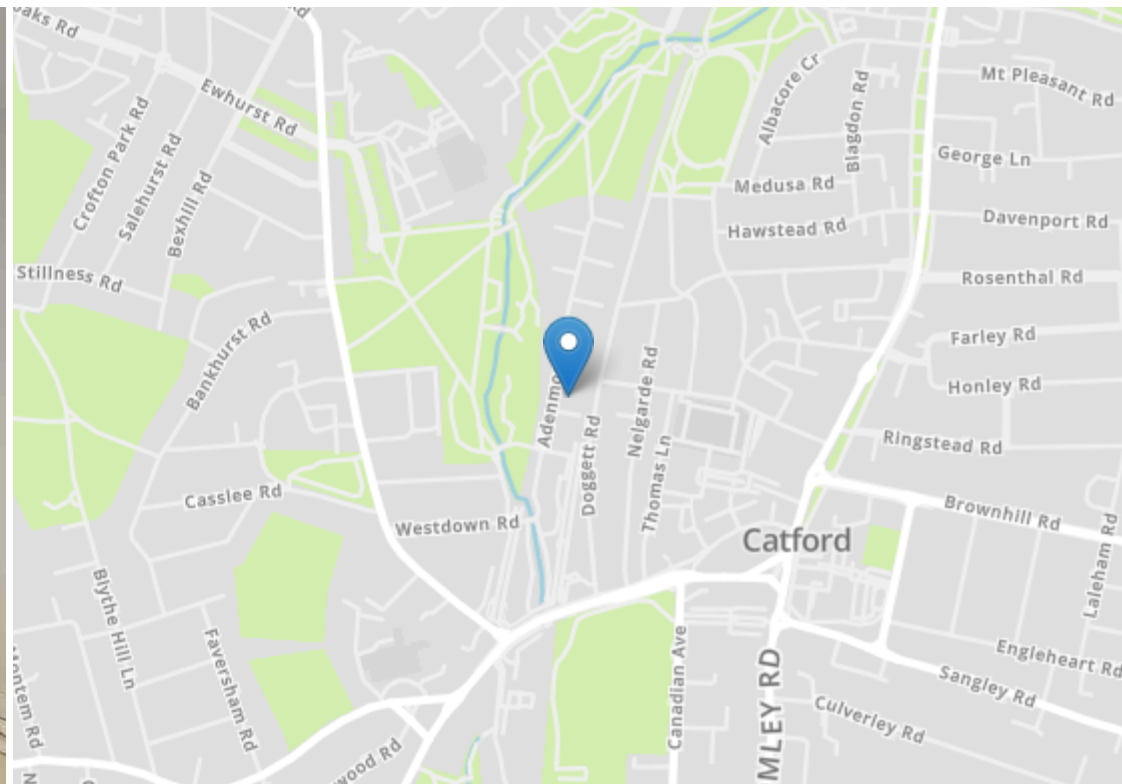
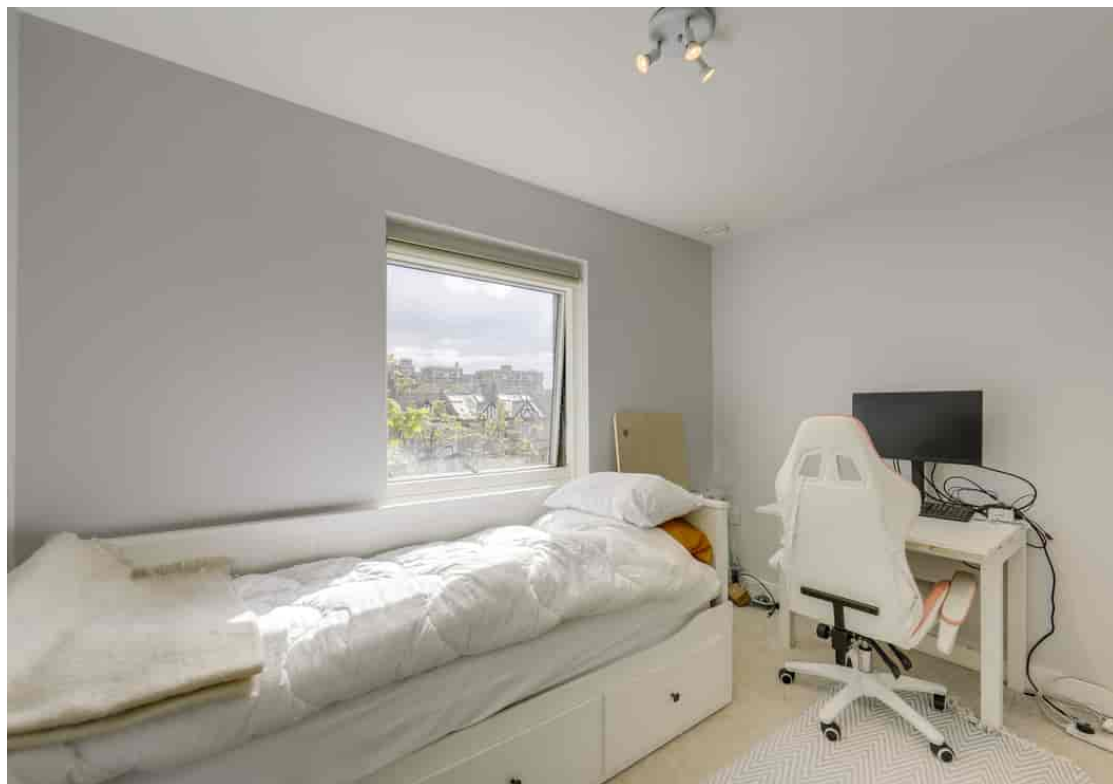
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MODERN DEVELOPMENT  
SOUTH FACING BALCONY  
0.2MI TO TWIN CATFORD STATIONS

TWO BEDROOM FLAT  
SECOND FLOOR  
LADYWELL FIELDS IN CLOSE  
PROXIMITY





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



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