



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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	



Ground Floor



This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

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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Viewing by appointment with our Petts Wood Office - 01689 606666

Flat 3, 103 Aydon House, Waratah Drive, Chislehurst, Kent, BR7 5FS
Offers Over £365,000 Leasehold

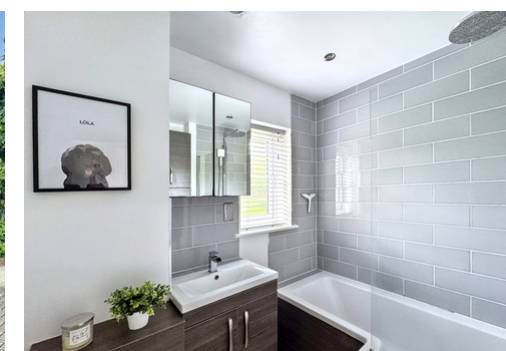
- Ground Floor Apartment
- Two Bedrooms
- Integrated Kitchen
- Landscaped Gardens
- Popular Development
- Generous Living Space
- Private Parking Space
- Close to Mainline

Flat 3, 103 Aydon House, Waratah Drive, Chislehurst, Kent, BR7 5FS

We are pleased to offer for sale this bright and airy ground floor apartment on the ever popular 'Kings Quarter' development within easy walking distance (0.7miles) from Elmstead Wood mainline station, Chislehurst Village for an eclectic mix of restaurants, delis and cafes, Sainsburys larger store, good transport links in the High Street, plus the Commons. There are two double bedrooms, a generous social living space of 6.45m by 4.55m, providing an 'L' shaped open plan lounge, dining area and contemporary kitchen, and bathroom off the hall with a bath and rainforest shower built over. Benefits include a double aspect main bedroom, double glazed windows with Venetian blinds, gas central heating by combination boiler, a 'B' rated EPC, herringbone luxury vinyl flooring, turnkey interior, private parking space to rear aspect, security entry phone system, and landscaped communal gardens. Ideal as a first home or buyer looking to downsize or retire for mobility being on the ground floor. **EXCLUSIVE TO PROCTORS.**

Location

Kings Quarter development is situated in a quiet residential area of Chislehurst, within walking distance of the High Street and Elmstead Woods mainline station.



Entrance Porch

Communal porch with entry phone system. This leads to an inner porch for two flats ground floor apartments.

Entrance Hall

Inner entrance door, radiator, entry phone, recessed ceiling lights, built-in cupboard that's plumbed for washing machine and space for tumble dryer (negotiable), built-in coat cupboard, Herringbone luxury vinyl flooring.

Social Living Space 6.45m x 4.55m (21' 2" x 15' 0") (into kitchen area)

Lounge/Diner

A spacious 'L' shaped room with two double glazed windows to front, Venetian blinds, two radiators, TV hub, Herringbone luxury vinyl flooring, recessed ceiling lights, smaller recessed lights.

Kitchen Area

Range of contemporary wall and base cabinets, built-in electric oven, gas hob unit set in work top, stainless steel splash back to extractor hood,

one and half bowl acrylic sink unit, integrated fridge and freezer, tall unit housing central heating combination boiler, recessed ceiling lights.

Bedroom One

4.23m x 3.08m (14' 0" x 10' 1") (into recess) A bright and airy double aspect room with double glazed window to front and side, Venetian blinds, radiator, recessed ceiling lights.

Bedroom Two

3.07m x 2.16m (10' 1" x 7' 1") Double glazed window to side, fitted wardrobes, radiator, recessed ceiling lights, decorative wall panelling.

Bathroom

2.17m x 1.85m (7' 1" x 6' 1") Double glazed window to side, white suite comprising 'P' shaped bath with built-in shower, drench shower head, hand basin on vanity unit, back to cabinet W.C, chrome heated towel rail, mirror wall unit, extractor fan, ceramic tiled floor, shaver point.

Parking

Private parking bay to rear, No 126.

OUTSIDE

Communal landscaped gardens with mature shrubs, lawns and trees all cultivated to a high standard.

ADDITIONAL INFORMATION

Tenure

Leasehold: 125 years from 2013.

Ground Rent

£100.00 pa

Service Charge

Amount: £223.02 per month

Council Tax

Local Authority: Bromley
Council Tax Band: E

