

## **Greenbank Lodge, Chislehurst, BR7 5QS**

**£99,000 Leasehold**

'Chain Free' raised ground floor one bedroom retirement flat with on site manager, located in central Chislehurst in a quiet cul de sac close to the famous long standing Bickley Arms bar restaurant, local shops, Chislehurst mainline station and bus links. The property is double glazed, with internal alarm cords and has been renovated to provide modern fitted kitchen with integrated appliances, large dual aspect lounge/diner, modern bathroom with a white suite and double bedroom. The development has a secure entry phone system, a communal lounge for residents and communal grounds to the outside.

## COMMUNAL ENTRANCE



Secure entry phone operated front door leads into communal entrance hall with managers office, lift and stairs to all floors. To reach 41 turn right and right again at the end of the corridor and there is the personal front door to the flat.

## ENTRANCE HALL 11'11 x 3'2 (3.63m x 0.97m)

Hardwood front door leads into entrance hall with coving, wall mounted electric heater and airing cupboard. Wall mounted secure entry phone handset and alarm cord.

## LOUNGE/DINER 15'8 x 14' (4.78m x 4.27m)



Dual aspect with double glazed windows to rear and side both with fitted blinds. Coving, television aerial point, electric coal effect feature fireplace with wooden mantle and stone hearth and wall mounted electric heater.

## FITTED KITCHEN 10'1 x 6' (3.07m x 1.83m)



Two double glazed windows to side with fitted blinds. and tiled floor. Range of modern wall and base units with worksurfaces over, local tiling, enamel sink with mixer tap and drainer, integrated four ring Schott Ceran hob with electric oven below, integrated washing machine and AEG dishwasher. Wall mounted electric heater and space for tall fridge freezer.

## BEDROOM ONE 12' x 9'9 (3.66m x 2.97m)



Double glazed window to front with fitted blinds, coving, built in cupboard and fitted double wardrobe.

### **BATHROOM 6'9 x 5'7 (2.06m x 1.70m)**



Wall mounted electric heater, extractor fan and fully tiled walls. Easy access panel bath with shower mixer tap, pedestal wash hand basin with mirror and light over, low level WC and wall mounted mirrored bathroom cabinet and alarm cord.

### **COMMUNAL LOUNGE**

Communal lounge for residents.

### **COMMUNAL GARDENS & PARKING**



Communal grounds and parking to the exterior.

### **LEASE & CHARGES**

The ground rent is £150 per annum, the remaining term of the lease is 86 years and the service charge is approximately £2,500 per annum.

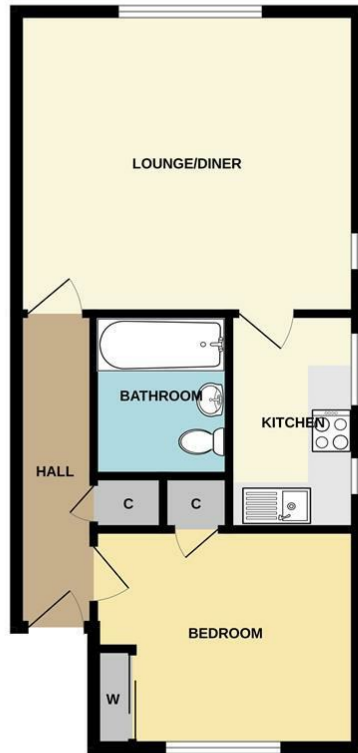
### **TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 49sqm (Approx 528sqft)

### **COUNCIL TAX BAND 'C'**

# Floor Plan

GROUND FLOOR

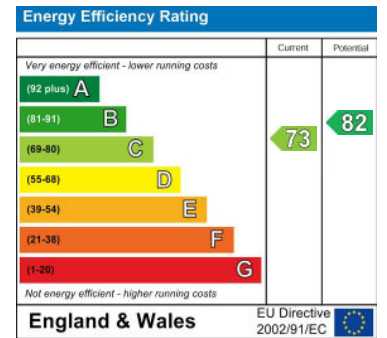


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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