



23 Church Hill Wood, Poverest, Kent, BR5 2JD

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- One Bedroom First Floor Flat
- Beautifully Presented
- Modern Kitchen & Bathroom
- Master Bedroom With Fitted Wardrobe
- Private Garden
- Chain Free Sale

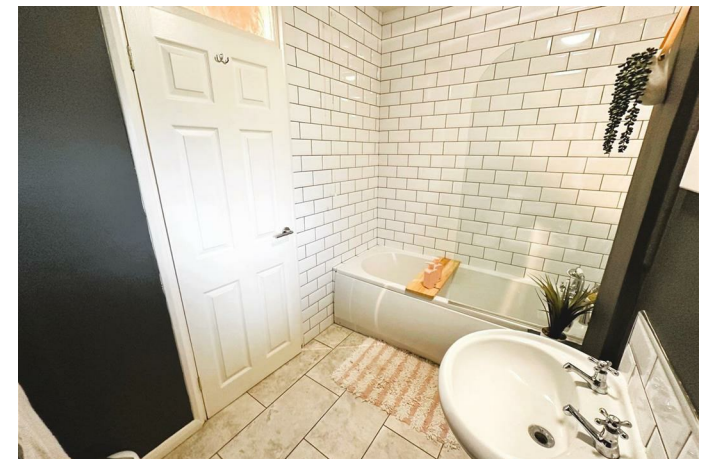
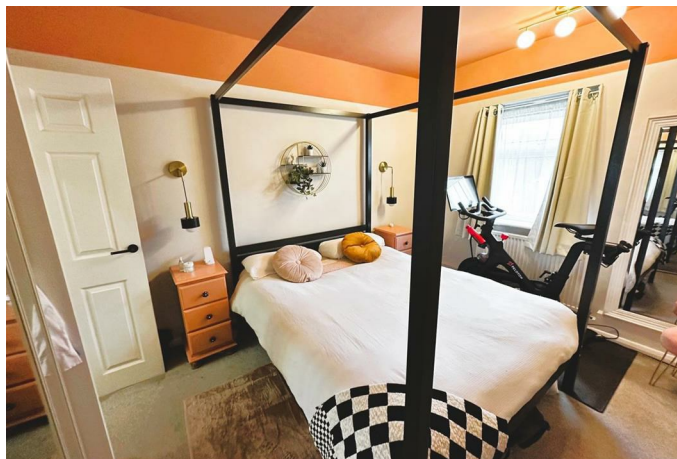


CHAIN FREE. This is a beautifully presented first floor flat, which is located conveniently for local shops, schools, parks & shopping at the Nugent Retail Park. The property is larger than average, offering a good size lounge, modern square fitted kitchen, the master double bedroom & well appointed bathroom. To the rear, next to the kitchen is a very handy walk in storage cupboard, which has plumbing for the washing machine. Externally the property also has its own private portion of garden with a storage shed & decking. This property is ready now to be viewed & is not one to be missed.

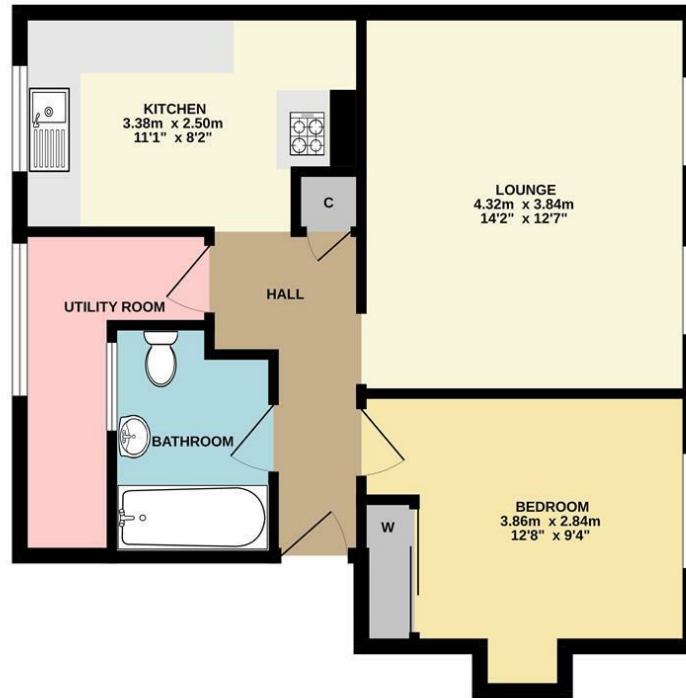


Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



GROUND FLOOR
51.5 sq.m. (555 sq.ft.) approx.



TOTAL FLOOR AREA : 51.5 sq.m. (555 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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