



## Holm Court, London, SE12 0BD

**£225,000 Leasehold**

'Chain Free' one bedroom ground floor flat with a 957 year lease, low charges and allocated parking space within the communal gardens to rear behind secure electronic gate. Located just a short walk from the fast train links to London at Grove Park station and the local parade of shops the property is accessed via secure entry phone system. The flat has balanced accommodation comprising lounge, bedroom, bathroom and kitchen. The property requires some modernisation but would be ideal for first time buyers, buy to let investors or down sizers.

## **COMMUNAL ENTRANCE**

Letterboxes next to secure entry phone system operated front door leads into communal entrance hall. Stairs up and door to ante hall with entrance to flat.

## **ENTRANCE HALL**

Hardwood front door leads into entrance hall with wall mounted secure entry phone handset and electric heater. Large cloaks/storage cupboard.

## **LOUNGE 12'0" x 10'2" (3.66 x 3.1)**

Double glazed window to front and electric heater.

## **FITTED KITCHEN 9'0" x 7'4" (2.74 x 2.24)**

Double glazed window to rear, wall mounted electric heater and vinyl flooring. Range of wall and base units with work surfaces over and local tiling. Integrated stainless steel sink with mixer tap and drainer, Zanussi four ring ceramic electric hob with extractor hood over and electric oven below. Space for under counter fridge and space and plumbing for washing machine.

## **BEDROOM 12'3" x 8'9" (3.73 x 2.67)**

Double glazed window to rear and electric heater.

## **BATHROOM 7'1" x 5'8" (2.16 x 1.73)**

Panel bath with local tiling, pedestal wash hand basin with local tiling, low level WC, extractor fan and vinyl flooring.

## **COMMUNAL PARKING AND GROUNDS**

Gated parking to rear and well tended communal grounds mainly laid to lawn.

## **LEASE & CHARGES**

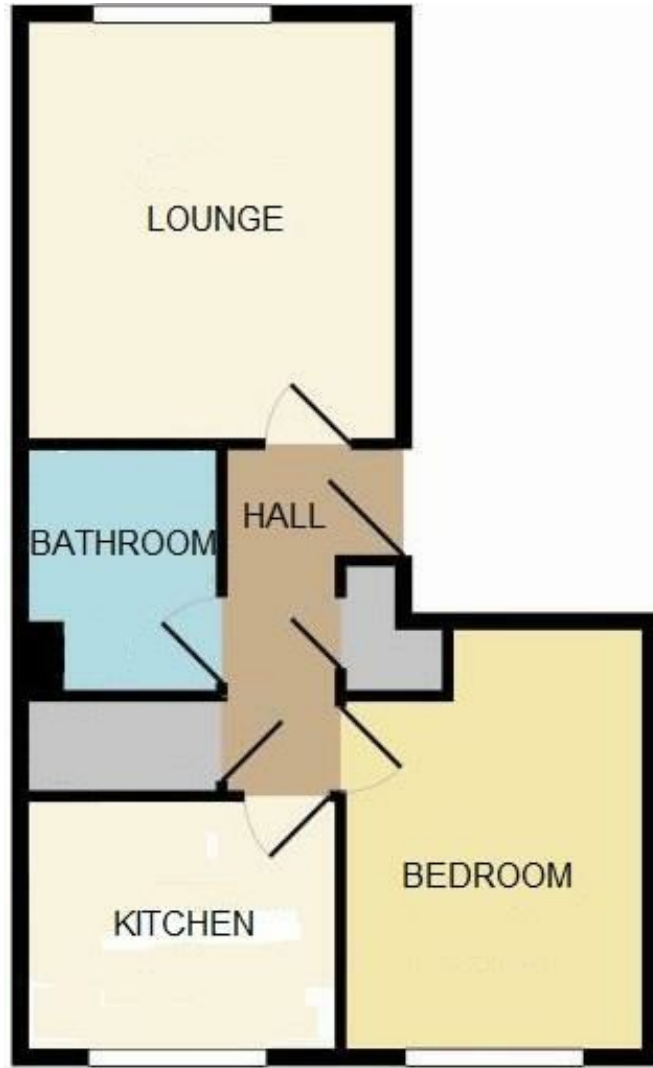
The lease term is 999 years from January 1980 with approximately 957 years remaining. The last annual service charge payment was £1462.84.

## **TOTAL FLOOR AREA**

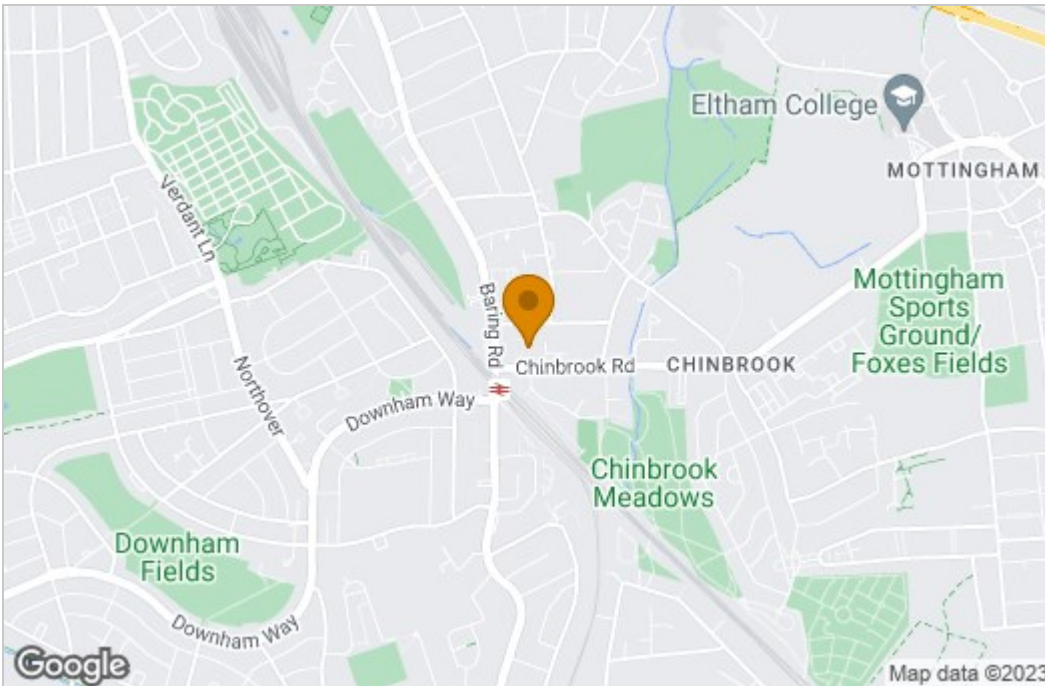
The internal area as per the Energy performance certificate is 31sqm (Approx 334sqft)

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

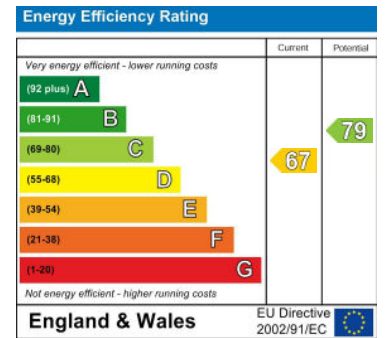
## Floor Plan



## Area Map



## Energy Efficiency Graph



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