

THOMAS BROWN

ESTATES



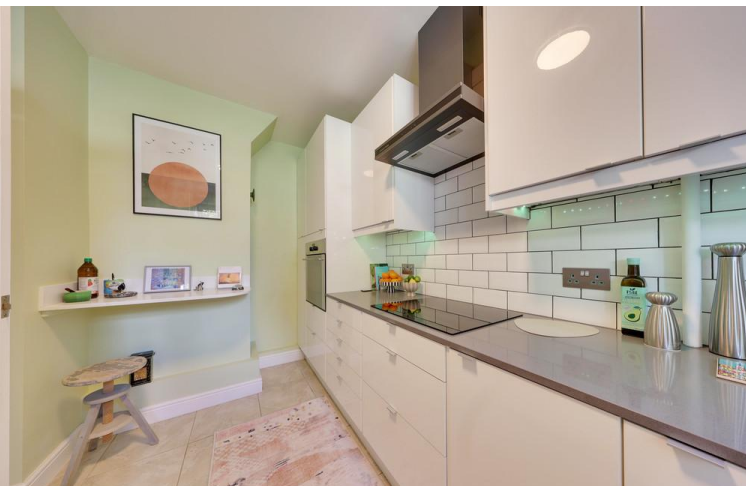
24a The Avenue, St. Pauls Cray, BR5 3DJ

Asking Price: £240,000

- 1 Bedroom Ground Floor Apartment
- Well Located for Local Shops & Stations

- Highly Desirable Location
- Private Front & Rear Gardens





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, modernised ground floor apartment, ideally situated on the highly desirable The Avenue, and benefiting from wonderful private front and rear gardens.

The accommodation comprises a communal entrance leading to a private entrance hall, a spacious lounge/dining room with bespoke storage, a modern fitted kitchen, a double bedroom with fitted and built-in wardrobes, and a stylish bathroom featuring underfloor heating.

Externally, the property boasts a beautifully maintained, private and secluded rear garden with multiple seating areas, as well as a workshop with power and lighting. To the front, there is a private garden and ample on-road parking.

The Avenue is conveniently located for local shops, Scadbury Park Nature Reserve, and excellent bus routes. Both St. Mary Cray and Petts Wood railway stations are within easy reach, providing direct links to London Victoria and Blackfriars.

Early viewing is highly recommended to fully appreciate the quality of specification and the sought-after location on offer. Please contact Thomas Brown Estates to arrange an appointment.



COMMUNAL ENTRANCE

PRIVATE ENTRANCE HALL

Door to side, tiled flooring.

LOUNGE/DINER

14' 02" x 12' 03" (4.32m x 3.73m) Bespoke storage, double glazed window to front, laminate flooring, two radiators.

KITCHEN

12' 07" x 8' 01" (3.84m x 2.46m) Range of matching wall and base units with worktops over, sink, integrated oven, integrated electric hob with extractor over, space for American fridge/freezer, space for washing machine, double glazed window to rear, tiled flooring.



BEDROOM

12' 03" x 9' 04" (3.73m x 2.84m) Built in and fitted wardrobes, double glazed window to front, carpet, radiator.

BATHROOM

WC, wash hand basin, bath with shower over, double glazed opaque window to rear, tiled flooring, underfloor heating, heated towel rail.

OTHER BENEFITS INCLUDE:

PRIVATE GARDEN

40' 0" x 30' 0" (12.19m x 9.14m) Patio area with rest laid to lawn, mature shrubs, storage cupboard.

WORKSHOP

9' 06" x 7' 05" (2.9m x 2.26m) Power and light, internet.

PRIVATE FRONT GARDEN

Laid to lawn, mature shrubs.

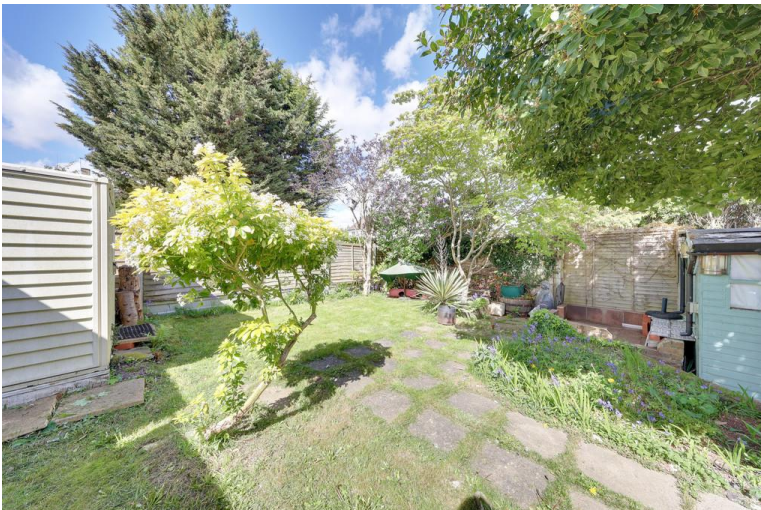
ON ROAD PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

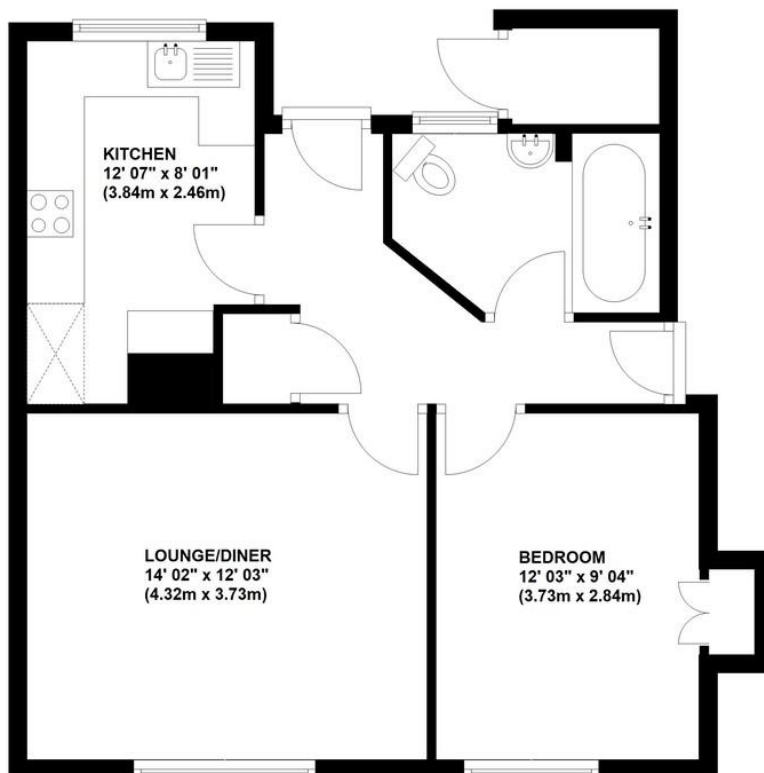
LEASEHOLD

86 years remaining.



Ground Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



Total area: approx. 52.7 sq. metres (567.5 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: B

Tenure: Leasehold – 86 years remaining (approx.)

Service Charge: £480 PA (£40 PM) - As advised by vendor.

Ground Rent: £10 PA (£0.84 PM) - As advised by vendor.

****Please note these charges may be subject to reviews and this should be verified by your solicitor.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	75
(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	

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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