



## Laburnum Place Elderslie Road SE9 1UJ

Set within a sought after road and offered to the market with no forward chain is this top floor one bedroom flat benefitting from an en-bloc garage. An ideal first time buy.

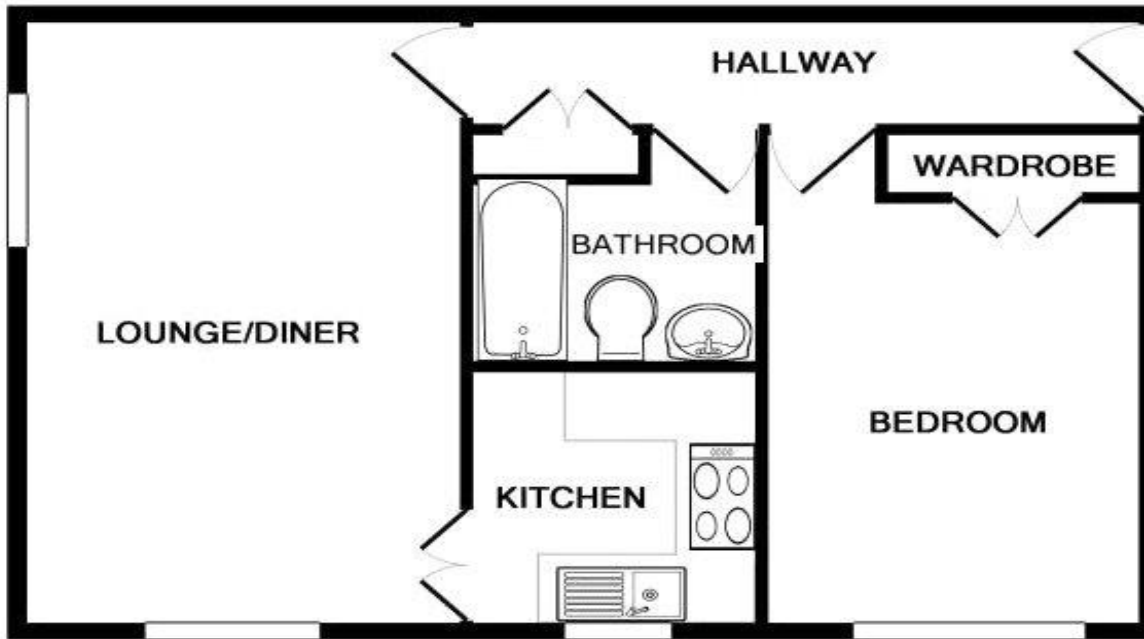
- 18ft Living room
- 12ft Bedroom
- Garage En-Bloc
- Double Glazing
- Gas Central Heating
- No Chain



Share of Freehold EPC Rating: TBC

**Asking Price £230,000**





**FOR MORE INFORMATION  
CONTACT US TODAY.**

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## Interior

**Communal Entrance:** Communal entrance door, door to communal gardens, stairs to top floor landing.

**Entrance Hall:** Wooden entrance door, entry phone system, two storage cupboards, radiator, carpet.

**Living Room:** 5.49m x 3.53m (18' x 11'7") Double glazed full height windows to front, double glazed window to side, two radiators, carpet, door to kitchen.

**Kitchen:** 2.18m x 2.03m (7'2" x 6'8") Fitted with a range of wall and base units with complimentary work surfaces. Integrated

electric oven, gas hob and extractor, stainless steel sink unit with mixer tap, space for fridge/freezer, vinyl flooring.

**Bedroom:** 3.76m x 2.8m (12'4" x 9'2") Double glazed window to front, built-in wardrobe, radiator, carpet.

**Bathroom:** Fitted with a three piece suite comprising of a walk in shower cubicle, low level WC and pedestal wash basin. Tiled splash back and vinyl flooring.

## Exterior

**Garage** En-bloc garage.

## Leasehold Information

Original Lease: TBC

Unexpired Lease: TBC

Current Ground Rent: TBC (maybe subject to upward reviews)

Next Ground Rent Review Date: TBC

Service Charge: TBC