



Cedar Lodge

Wood Street | BR8 7PA





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Wood Street, BR8 7PA

Asking Price £299,995

Leasehold

Located on the periphery of Swanley Village set behind a private gated entrance is this impeccably presented ground floor apartment. Benefiting from its own private entrance, the property exudes character and style. With 2 bedrooms, 2 bathrooms and an amazing open plan lounge/dining/family room which is open to the kitchen. Add to this a private rear garden, 2 x dedicated parking spaces and a fantastic communal garden. Internal viewing essential to appreciate the scale and splendour this wonderful home offers.

Benefitting from:

- 2 Bedrooms
- 2 Bathrooms
- 7.34m Living/Dining/Family Room
- Private Garden
- 2 x Parking Spaces
- Council Tax: D
- EPC Rating: E 47 Potential C 72



Accommodation

Living/Dining/Family Room 7.34m x 3.33m (24'1" x 10'11") Double glazed door to front, French doors to private garden and open to kitchen. Electric radiators.

Kitchen 3.48m x 1.7m (11'5" x 5'7") Double glazed windows to rear and side. Range of modern wall and base cabinets with countertop over with sink/drainers inset.

Hallway Providing access to bedrooms, and bathroom,

Master Bedroom 4.34m x 2.95m (14'3" x 9'8") Double glazed window to rear. Access to private ensuite bathroom. Electric radiator.

Ensuite Bathroom Opaque double glazed window to rear. Freestanding roll top bath. Enclosed cubicle shower. Wash basin. Low level wc.

Bedroom Two 3.48m x 1.88m (11'5" x 6'2") Double glazed window with plantation style shutters. Electric radiator.

Shower Room Double glazed window to front with plantation style shutters. Enclosed cubicle shower. Wash basin. High level wc. Heated towel rail

Exterior

Private Rear Garden

Communal Grounds

Residents Parking

2 x Allocated spaces.

Leasehold Information

Original Lease Term: 125 Years from 01 01 2006

Time remaining on lease: Approx. 106 years and 10 months

Ground Rent: £200.00 Per Annum No note of a ground rent review.

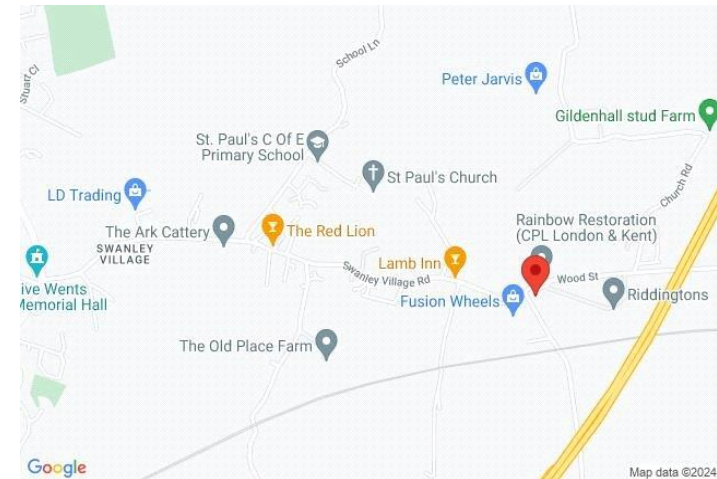
Service Charge: £1,344 Per Annum Service Charge is correct 2023-2024.





Ground Rent Review Date:

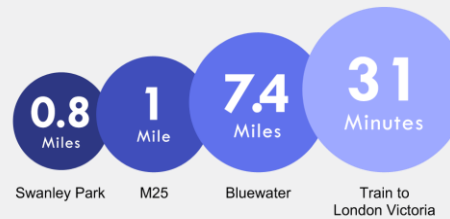




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Location



*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

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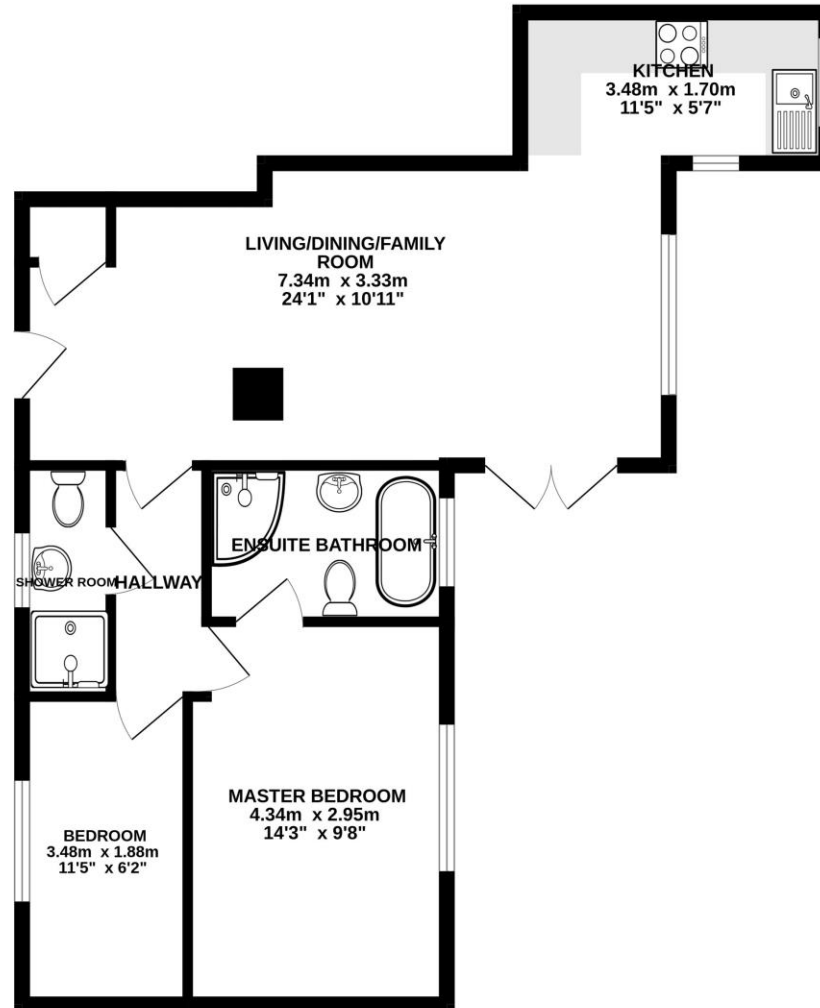
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GROUND FLOOR
66.6 sq.m. (717 sq.ft.) approx.



TOTAL FLOOR AREA : 66.6 sq.m. (717 sq.ft.) approx.

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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