



Gwillim Close | Blackfen, Kent, DA15 9NQ



OIEO: £275,000

Leasehold

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Gwillim Close, Blackfen

Nestled in a popular cul-de-sac at the very heart of Blackfen, you'll find this generously proportioned first-floor maisonette featuring two double bedrooms. Its location is absolutely ideal, with easy access to all local amenities such as shops, transportation links, restaurants, and bars.

Property Features

- Council Tax: C
- EPC Rating: D
- First Floor Maisonette
- Two Double Bedrooms
- Lounge/Diner
- Modern Kitchen & Shower Room
- Private Secluded Garden
- Approx 91 Year Lease



Interior

Entrance Hall Double glazed door to side, built in outside storage cupboard, radiator, carpet, stairs to first floor.

Landing Double glazed window to side, carpet, access to loft.

Lounge/Diner 5.1m x 3.2m (16'9" x 10'6") Double glazed window to front, inset spotlights, feature fireplace, radiator, carpet.

Kitchen 2.74m x 2.34m (9' x 7'8") Double glazed window to rear, inset spotlights, matching range of wall and base units incorporating cupboards, drawers and worktops, inset sink unit with mixer tap, integrated appliances such as: fridge/freezer, microwave, dishwasher, oven and hob with extractor fan above, part tiled walls, ceramic tiled flooring.

Bedroom One 4.1m x 3.18m (13'5" x 10'5") Double glazed window to front, inset spotlights, two built in storage cupboards, vertical radiator, carpet.

Bedroom Two 3.02m x 2.8m (9'11" x 9'2") Double glazed window to rear, inset spotlights, radiator, carpet.

Shower Room 2.82m x 1.75m (9'3" x 5'9") Double glazed frosted window to rear, enclosed shower cubicle, wash hand basin, low level WC, chrome heated towel rail, part tiled walls, ceramic tiled flooring.

Utility Cupboard Plumbed for washing machine with worksurface over.

Exterior

Private Rear Garden Paved patio, laid to lawn, established borders (access is subject to legal verification).

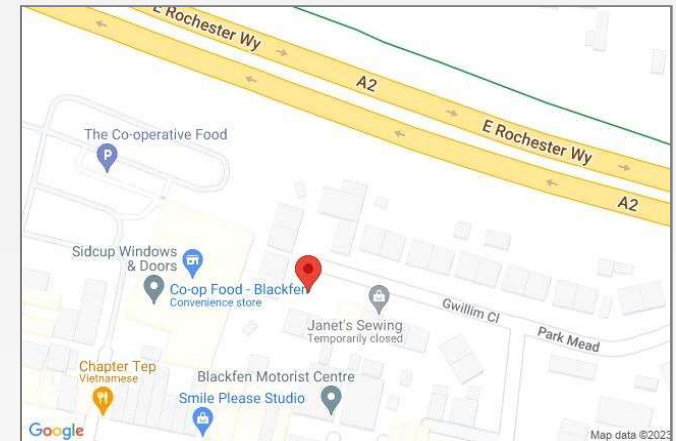
Garage Area Detached to rear, not suitable for a car, currently used as a playroom.





Property Location

Gwillim Close, Blackfen, Kent, DA15 9NQ



Leasehold Information

Unexpired term of lease: Approximately 91 years

Original start and lease term: September 2015 for 99 years

Current ground rent: Approximately £100 per annum

Current service charge: N/A

Next ground rent review: TBC

All the above needs to be verified by your solicitor.



**FOR MORE INFORMATION
CONTACT US TODAY.**

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