



**Brownhill Court**  
**Brownhill Road**  
**SE6 2DA**

Well-presented 2014 purpose built, first floor flat centrally located for Catford/ Catford Bridge stations, shops and schools. Benefitting from Balcony, 19' Lounge/Kitchen and no chain.

- 19' Lounge/Kitchen
- Total Floor Area 62sqm
- Easy Access of Amenities
- No Chain
- Balcony
- Great Ftb/Investment Opportunity



Leasehold

EPC Rating: D

**Offers Over: £275,000**

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CONTACT US TODAY.**

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## Interior

**Communal Entrance** Communal entrance door, carpet, stairs to first floor.

**Entrance Hall** Wooden entrance door, wall mounted electric heater, entry phone, storage cupboard, wood laminate flooring.

**Lounge/Kitchen** 5.9m x 4.2m (19'4" x 13'9") Lounge: Double glazed window to front, double glazed double doors to balcony, two wall mounted electric heaters, wood laminate flooring.

**Kitchen:** Range of fitted wall and base units with granite work surface over, one bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, dish washer and washing machine, oven, hob and extractor to remain, spotlights.

**Bedroom 1** 4.52m x 2.57m (14'10" x 8'5") Double glazed window to rear, wall mounted electric heater, wood laminate flooring.

**Bedroom 2** 5.33m x 2.4m (17'6" x 7'10") Double glazed window to front, wall mounted electric heater, wardrobe with mirrored doors, wood laminate flooring.

**Bathroom** Three-piece bathroom suite comprising of: panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc, electric towel rail, tile walls, tiled flooring.

**Balcony** Decked.

## Leasehold Information

Lease Term: 116\* Years.

Service Charge: £1,616.98 P/a \*

Ground Rent: £350.00 P/a \*

\*To be confirmed by Vendors Solicitor.

## Additional Information

Catford is growing in popularity among commuters as journeys from its two mainline stations can take as little as 10 minutes to Central London. The Broadway Theatre is an impressive Art Deco building, with a regular programme of shows and events. Catford's other premium attraction is Mountsfield Park – one of London's best open spaces and home of the annual People's Day. Catford's Black Cat sculpture remains a well-loved landmark.