



MARION CRESCENT

Marion Crescent | Poverest, Kent, BR5 2FH



Guide Price £275,000 - £300,000

Leasehold

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# Marion Crescent

## Poverest

A superb two double bedroom GROUND FLOOR flat situated conveniently for St Mary Cray Station & local shops. Built approximately 7 years ago and offering well presented & stylish accommodation.

## Property Features

- Open Plan Living
- Video Entry System
- Fully Integrated 'AEG' Appliances
- Modern Bathroom & En-Suite WC
- Allocated Parking Space
- Long Lease
- Balance Of A 10 Year C.R.L Warranty
- Close To Amenities
- Council Tax: C
- EPC Rating: C



## Interior

**Communal Entrance:** Security door and video entry system. Residents letter box.

**Private Entrance Hall:** Radiator and wood laminate flooring.

**Living/Kitchen:** 4.75m x 3.45m (15'7" x 11'4") Open plan living with a kitchen fitted with soft close drawers and doors. Composite stone worktops. Fully integrated 'AEG' appliances comprising integrated oven with extractor canopy, fridge, freezer, washer/dryer and dishwasher. Radiator. Two double glazed windows. Laminate flooring.

**Bedroom 1:** 3.66m x 2.5m (12' x 8'2") Double glazed window overlooking the parking area. Mirror fronted fitted wardrobes. Radiator and fitted carpet. Access to:-

**En-Suite Wc:** With wash hand basin & wc. Tiled walls and flooring.

**Bedroom 2:** 3.6m x 2.7m (11'10" x 8'10") Double glazed window, large built in cupboard, radiator and fitted carpet.

**Luxury Bathroom:** Fitted with a contemporary three piece suite in white with contrasting chrome fittings and comprising of panelled bath with Rain shower head over, and glass shower screen, wash hand basin set in vanity unit, wc with push button flush, heated towel rail and attractive tiling.

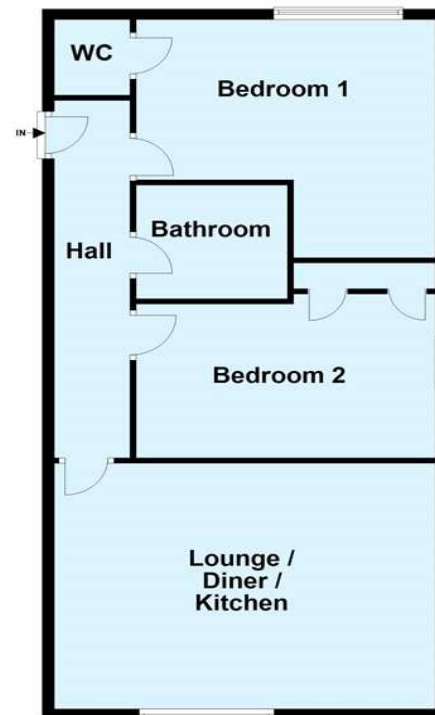
## Exterior

Communal Grounds:

Allocated Parking Space:

Secure Cycle Storage:

## First Floor



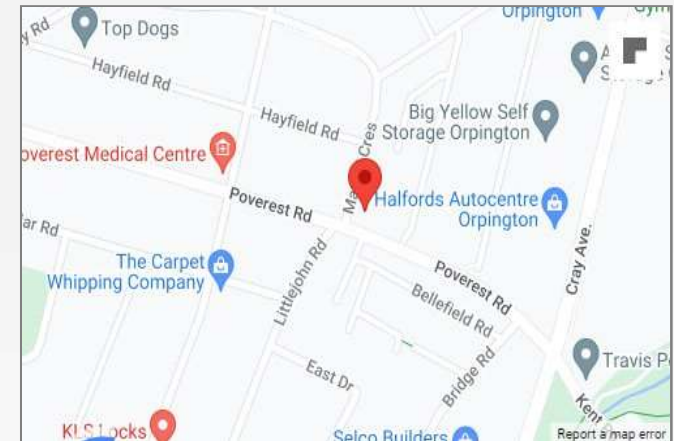
This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.





## Property Location

Marion Crescent, Poverest, Kent, BR5 2FH



## Leasehold Information

Original Lease Term: 125 years

Unexpired Lease: Approx 119 years

Ground Rent: Approx £350.00 per annum

Next Ground Rent Review: Tbc

Current Service Charge: Approx £151.25 per month

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

## Additional Information

The property is situated conveniently for St Mary Cray Station, Nugent Park Shopping Centre and local bus routes.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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