



Courtland Grove London SE28 8PD

Leasehold



Council Tax: B
EPC Rating: C

Call today to view this well presented two bedroom ground floor flat with the added benefit of being chain free!
Ideal for any first time buyer or buy to let investor.

- Two bedrooms
- Recently refurbished throughout
- Close to Abbey Wood Crossrail
- 24'2 x 10'10 Lounge/kitchen
- Ground Floor
- Chain Free

Asking Price £240,000

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**FOR MORE INFORMATION
CONTACT US TODAY.**

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Interior

Entrance Hall Wooden door to front, wood laminate flooring, radiator, storage cupboard, intercom

Lounge/kitchen 7.37m x 3.3m (24'2" x 10'10") Double glazed window to front, double glazed window to rear, wall and base units with work surfaces above, stainless steel sink and drainer unit with mixer tap, integrated oven, four ring ceramic hob, extractor, wood laminate floor, radiator

Bedroom 1 3.5m x 2.77m (11'6" x 9'1") Double glazed window to rear, radiator, storage cupboard, wood laminate flooring

Bedroom 2 3.5m x 1.85m (11'6" x 6'1") Double glazed window to rear, radiator, wood laminate flooring

Bathroom Double glazed frosted window to front, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled walls and floor

Leasehold Information

The vendor advises us of the following:

Unexpired lease term: 88 Years (approx)

Service charge: £400 pa inc ground rent

This property is within easy reach of Abbey Wood, which is named after the ancient woodlands that surround the remains of the Lesnes Abbey founded in 1178, has an abundance of open space with Bostall Heath and Lesnes Abbey being the most popular along with miles of Green Chain Walks.

The commencement of the Crossrail project (in 2013) has resulted in a dramatic increase in demand for properties in this area.