

**ROBINSON JACKSON**  
LOCAL OFFICE  
1689 833322  
**FOR SALE**



Chipperfield Road | St Pauls Cray, Kent, BR5 2LR



Offers over £200,000 Leasehold

**ROBINSON-JACKSON**  
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## Chipperfield Road, St Pauls Cray

A one bedroom purpose built GROUND floor flat situated conveniently for St Mary Cray Station. The property is being sold with the added benefit of a PRIVATE DRIVEWAY providing off road parking.

### Property Features

- Central Heating & Double Glazing
- Wood Laminate Flooring/Fitted Carpet
- Approx 88 Year Lease
- Private Section Of Rear Garden
- Off Road Parking
- Close To Amenities
- Council Tax: B
- EPC Rating: C





## Interior

**Communal Entrance:** Giving access to:-

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

**Lounge:** 3.76m x 3.7m (12'4" x 12'2") Double glazed window to front, radiator and fitted carpet.

**Kitchen:** 3.86m x 2.5m (12'8" x 8'2") Fitted with a range of wall and base unit with work surfaces. Integrated oven, gas hob and extractor fan. Sink unit & drainer. Space for fridge freezer, washing machine and dishwasher. Double glazed window to rear.

**Lobby Area:** Double glazed patio doors giving direct access to the garden. Two cupboards.

**Bedroom:** 3.58m x 2.74m (11'9" x 9') Double glazed window to front, radiator and fitted carpet.

**Bathroom:** Fitted with a three piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and wc. Radiator. Single glazed window to rear.

## Exterior

Private section of rear garden. Laid to lawn with a patio area.

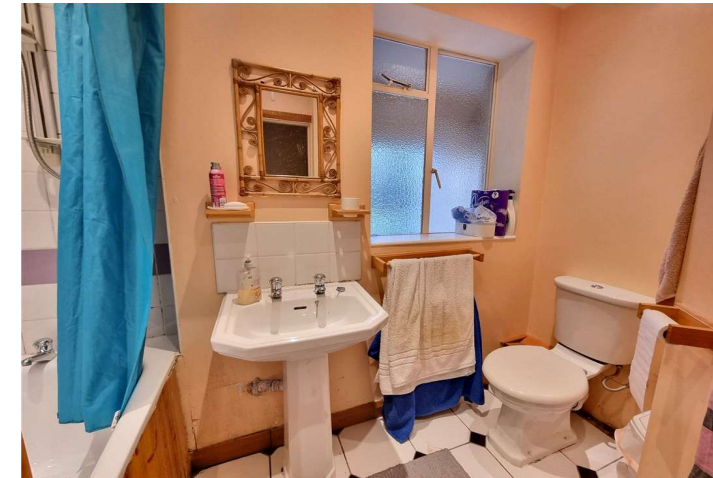
## Ground Floor

Approx. 52.9 sq. metres (569.6 sq. feet)



Total area: approx. 52.9 sq. metres (569.6 sq. feet)

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







## Property Location

Chipperfield Road, St Pauls Cray, Kent, BR5 2LR



## Leasehold Information

Original Lease Term: 125 years from 09/11/1987

Unexpired Lease: Approx 88 Years

Current Ground Rent: Approx £10.00 per annum

Next Ground Rent review date: Tba

Current Service Charge: Approx £65.00 per month

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

## Additional Information

Chipperfield Road is conveniently located for St Mary Cray Station, local bus routes, various schools and Nugent Park Shopping Centre.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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