



Dawson Avenue | St Pauls Cray, Kent, BR5 3AZ



Guide Price £260,000 - £275,000

Leasehold

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Dawson Avenue

St Pauls Cray

An opportunity to purchase this two bedroom GROUND floor maisonette that benefits from a private rear garden and off road parking. The property has an approximate 102 year lease & offered Chain Free.

Property Features

- Central Heating & Double Glazing
- Private Section Of Rear Garden
- In Need Of Some Updating
- Close To Amenities
- Approx 102 Year Lease
- Chain Free
- Council Tax: C
- EPC Rating: C



Interior

Private Entrance Hall: Double glazed door to front, storage cupboard, radiator and wood laminate flooring.

Lounge: 4.75m x 3.5m (15'7" x 11'6") Double glazed bay window to front, feature fireplace, two radiators and wood laminate flooring.

Kitchen: 3.15m x 2.87m (10'4" x 9'5") Fitted with a matching range of wall and base units with work surfaces. Space for cooker and fridge freezer. Sink unit & drainer. Radiator. Double glazed window to rear. Double glazed door leading to the rear garden.

Bedroom 1: 3.7m x 3.15m (12'2" x 10'4") Double glazed window to front, radiator and wood laminate flooring.

Bedroom 2: 3.18m x 2.92m (10'5" x 9'7") Double glazed window to rear, radiator, understairs storage cupboard and wood laminate flooring.

Shower/Wet Room: With Mira shower, wash hand basin and wc. Double glazed opaque windows to rear.

Exterior

Private Section Of Rear Garden: Laid to lawn. Brick shed.

Off Road Parking:

Ground Floor

Approx. 61.7 sq. metres (664.0 sq. feet)



Total area: approx. 61.7 sq. metres (664.0 sq. feet)

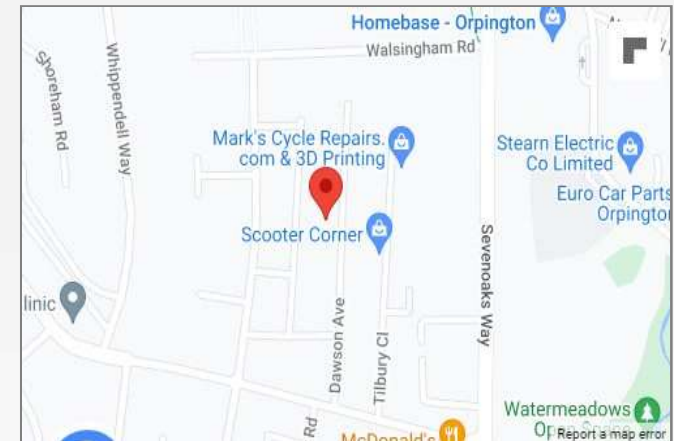
**This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.**





Property Location

Dawson Avenue, St Pauls Cray, Kent, BR5 3AZ



Leasehold Information

Original Lease Term: 125 years from 2006

Unexpired Lease: Approx 102 years

Current Ground Rent: Tbc

Next Ground Rent review date: Tbc

Current Service Charge: Tbc

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

Additional Information

Dawson Avenue is conveniently located for St Mary Cray Station, local bus routes, various schools.

Please note that the current owner purchased the property on a shared ownership basis and will be staircasing their share to 100% upon completion of the sale.

**FOR MORE INFORMATION
CONTACT US TODAY.**

01689 833322

Robinson Jackson
292 High Street,
Orpington,
Kent BR6 0NF

orpington@robinson-jackson.com

