



Craylands | St Paul's Cray, Kent, BR5 3HA



Guide Price £275,000 - £300,000

Leasehold

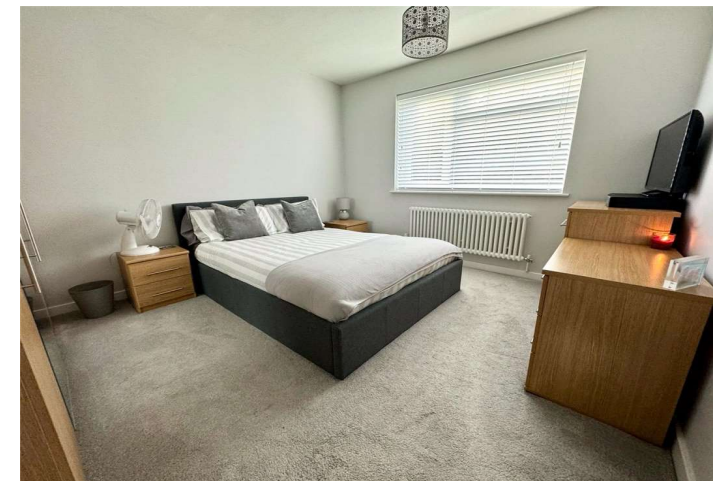
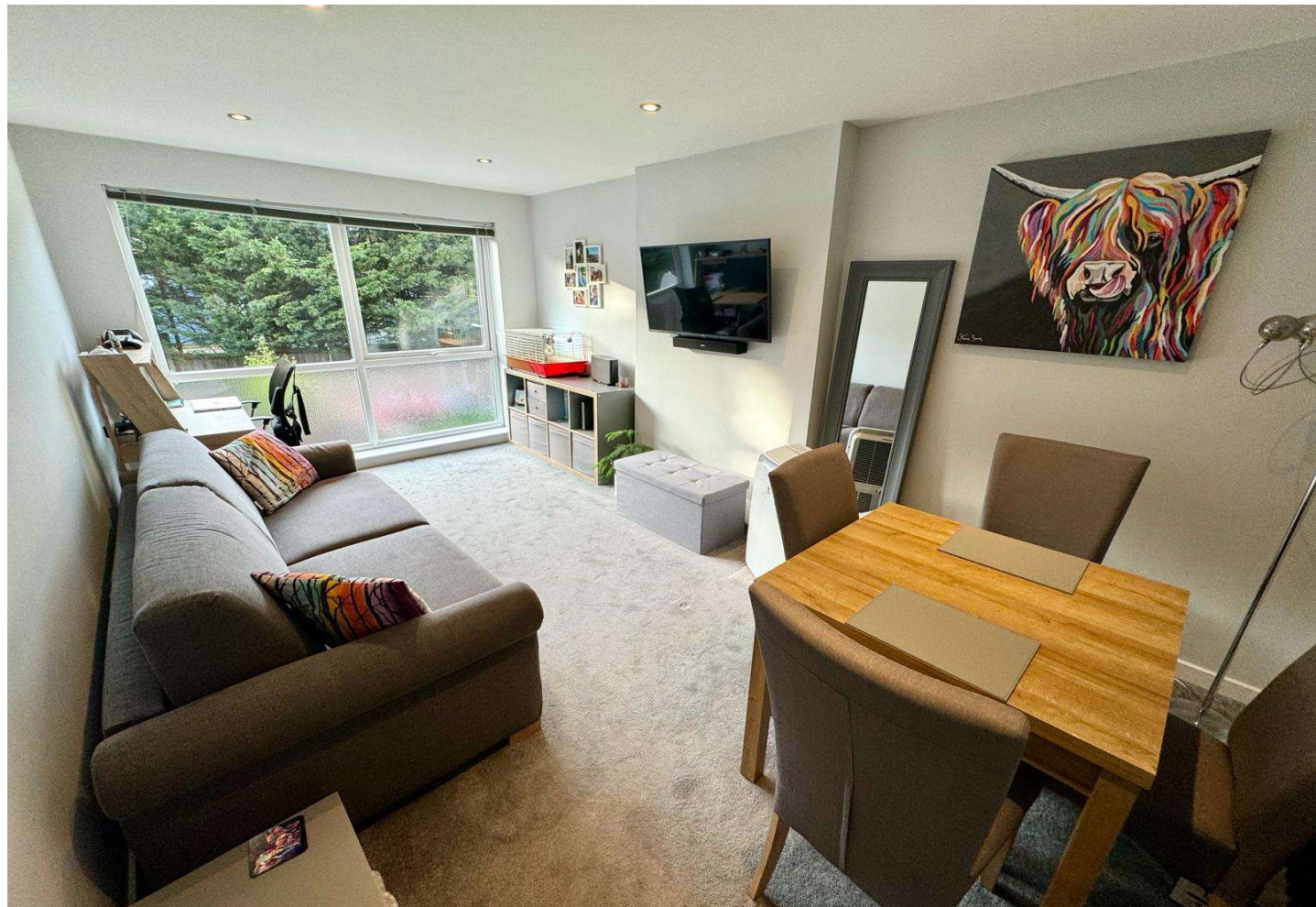
**ROBINSON-JACKSON**  
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## Craylands, St Paul's Cray

A superb two double bedroom first floor maisonette situated in a cul-de-sac. The property is well presented & is conveniently situated for a range of local amenities.

### Property Features

- Central Heating
- Double Glazing
- Well Presented
- Garage En-Bloc
- Close to Station & Shops
- Approx 940 Year Lease
- Council Tax: C
- EPC Rating: C



## Interior

**Entrance:** Front door to side. Stairs leading to landing. Fitted carpet. Large storage cupboard with plumbing for washing machine. Access to loft storage.

**Lounge:** 5.33m x 2.97m (17'6" x 9'9") Large double glazed window to rear overlooking rear gardens, fitted carpet, anthracite column radiator and inset spotlights.

**Kitchen:** 3.1m x 2.29m (10'2" x 7'6") Fitted with a modern range of wall and base units with complimentary work surfaces, black composite sink unit with drainer and mixer tap. Built in oven with electric hob. Integrated fridge/freezer and dishwasher. Tiled flooring, inset spotlights. Double glazed window to front.

**Bedroom 1:** 3.66m x 3.12m (12' x 10'3") Double glazed window to rear, white column radiator and fitted carpet.

**Bedroom 2:** 4.04m x 2.13m (13'3" x 7') Double glazed window to front, white vertical column radiator and fitted carpet.

**Bathroom:** Fitted with a modern three piece suite in white with contrasting chrome fittings and comprising panelled bath with shower and glass shower screen, wash hand basin set in vanity unit and wc with concealed cistern. Attractive tiling, heated towel rail, double glazed window and inset spotlights.

## Exterior

Private Rear Garden: Mainly patio and easy to maintain.

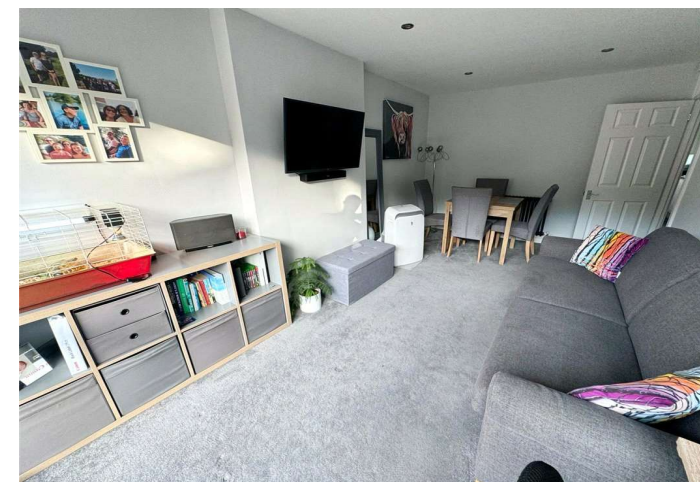
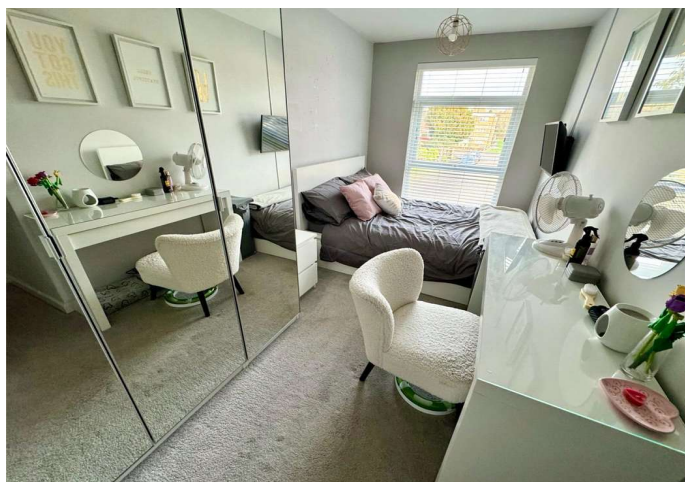
## First Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



Total area: approx. 58.8 sq. metres (632.7 sq. feet)

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





## Property Location

Craylands, St Paul's Cray, Kent, BR5 3HA



## Leasehold Information

Original Lease Term: 999 Years

Unexpired Lease: Approx 940 years

Current Ground Rent: Approx £15.00 per annum

Next Ground Rent review date: Tbc

Current Service Charge: Nil

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

## Additional Information

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

FOR MORE INFORMATION  
CONTACT US TODAY.

01689 833322

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

orpington@robinson-jackson.com

