



Valley Road | St Pauls Cray, Kent, BR5 3DQ

 2  1  1 £310,000 Leasehold

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## Valley Road, St Pauls Cray

An opportunity to purchase this two double bedroom GROUND FLOOR maisonette that is offered Chain Free. The property benefits from OFF ROAD PARKING and private gardens to front & rear.

### Property Features

- Central Heating & Double Glazing
- Modern Decor In Neutral Tones
- Two Double Bedrooms
- Private Entrance
- Off Road Parking
- Close To Station & Shops
- Chain Free
- Council Tax: C
- EPC Rating: C





## Interior

**Private Entrance Hall:** Double glazed door to front. Double glazed opaque window to front. Storage cupboard, radiator and fitted carpet.

**Lounge:** 4.37m x 4.17m (14'4" x 13'8") (Maximum dimensions). Double glazed window to front, feature fireplace with electric fire. Radiator and fitted carpet.

**Kitchen:** 2.84m x 2.82m (9'4" x 9'3") Fitted with a matching range of wall and base units with work surfaces. Cooker to remain. Space for fridge freezer and washing machine. Stainless steel sink unit & drainer. Double glazed window to side and rear. Double glazed door leading to rear garden.

**Bedroom 1:** 3.89m x 3.56m (12'9" x 11'8") Double glazed window overlooking the garden, airing cupboard, radiator and fitted carpet.

**Bedroom 2:** 3.86m x 2.87m (12'8" x 9'5") Double glazed window to front, radiator and fitted carpet.

**Shower Room:** Fitted with a three piece suite comprising a walk in shower cubicle, pedestal wash hand basin and wc. Radiator. Double glazed opaque window to rear.

## Exterior

Externally there is a private garden to the front and also a private section of garden to the rear, the latter of which measures approximately 45' x 31' and is mainly laid to lawn with a patio area and brick built and wooden shed.

Front Driveway: Providing off road parking.

## Ground Floor

Approx. 68.0 sq. metres (731.8 sq. feet)



Total area: approx. 68.0 sq. metres (731.8 sq. feet)

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

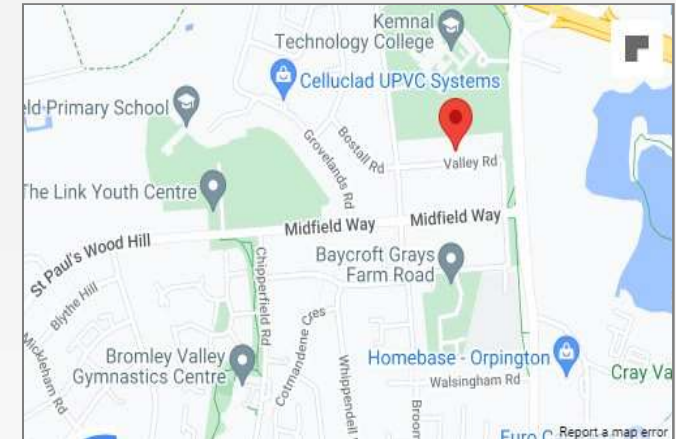






## Property Location

Valley Road, St Pauls Cray, Kent, BR5 3DQ



## Leasehold Information

Original Lease Term: 125 years from 17/03/1986

Unexpired Lease: Approx 87 years

Current Ground Rent: Approx £10.00 per annum

Next Ground Rent review date: Tbc

Current Service Charge: Approx £20.25 per month

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

## Additional Information

Valley Road is conveniently situated for St Mary Cray Station, local bus routes, Nugent Park Shopping Centre and easy access for the A20/M20.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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