



Guide Price £400,000 Leasehold
2 bedroom apartment

Adenmore Road
Catford

Read all about it...

Offered to the market with no onward chain and situated on the ground floor of Abbey Court, a modern apartment block in the popular Adenmore Road development, is this bright and spacious two bedroom flat. The property is ideally located with great transport links from the Twin Catford stations, good nurseries and schools and plenty of green open spaces. Catford Town Centre and Ladywell Village are both within walking distance, with a variety of local shops, supermarkets and exciting places to eat, drink and visit.

Stepping inside, the welcoming entrance hall leads to a spacious open plan living room and kitchen with fully integrated appliances and space for dining. Floor to ceiling windows overlook the private courtyard, providing a perfect space to relax. Further along the entrance hall you'll find two double bedrooms, the master benefitting from an ensuite shower room, a modern bathroom and a convenient utility cupboard.

Tenure: Leasehold (148 years remaining on lease) | **Service Charge:** £227pm (includes building insurance, maintenance, communal cleaning & gardening) | **Ground Rent:** £350pa | **Council Tax:** Lewisham Band C

GROUND FLOOR

Entrance Hall

Spotlights, radiator, utility cupboard, storage cupboard, Vinyl floor

Lounge/Kitchen

17' 1" x 17' 0" (5.21m x 5.18m)

Pendant light, triple glazed window to side, triple glazed door and window to private courtyard, radiator, vinyl flooring

KITCHEN AREA: Fully fitted kitchen, with solid worktops and tiled splash backs. Stainless steel sink with drainer and single tap, electric hob, oven and hood, integrated dishwasher and fridge freezer.

Bedroom

11' 4" x 10' 11" (3.45m x 3.33m)

Pendant light, triple glazed window, radiator, fitted carpet

Ensuite Shower

6' 9" x 4' 2" (2.06m x 1.27m)

Spotlights, heated towel rail, wash basin with vanity unit, walk-in shower, W/C, tiled flooring

Bedroom

11' 0" x 10' 5" (3.35m x 3.17m)

Pendant light, triple glazed window, radiator, fitted carpet

Bathroom

7' 6" x 6' 5" (2.29m x 1.96m)

Spotlights, wash basin with vanity unit, heated towel rail, panel enclosed bathtub, W/C, tiled flooring

OUTSIDE

Courtyard

Accessed from lounge is a private patio with space for garden table and chairs, and hedgerow from street.



Total Area: 67.9 m² ... 731 ft²

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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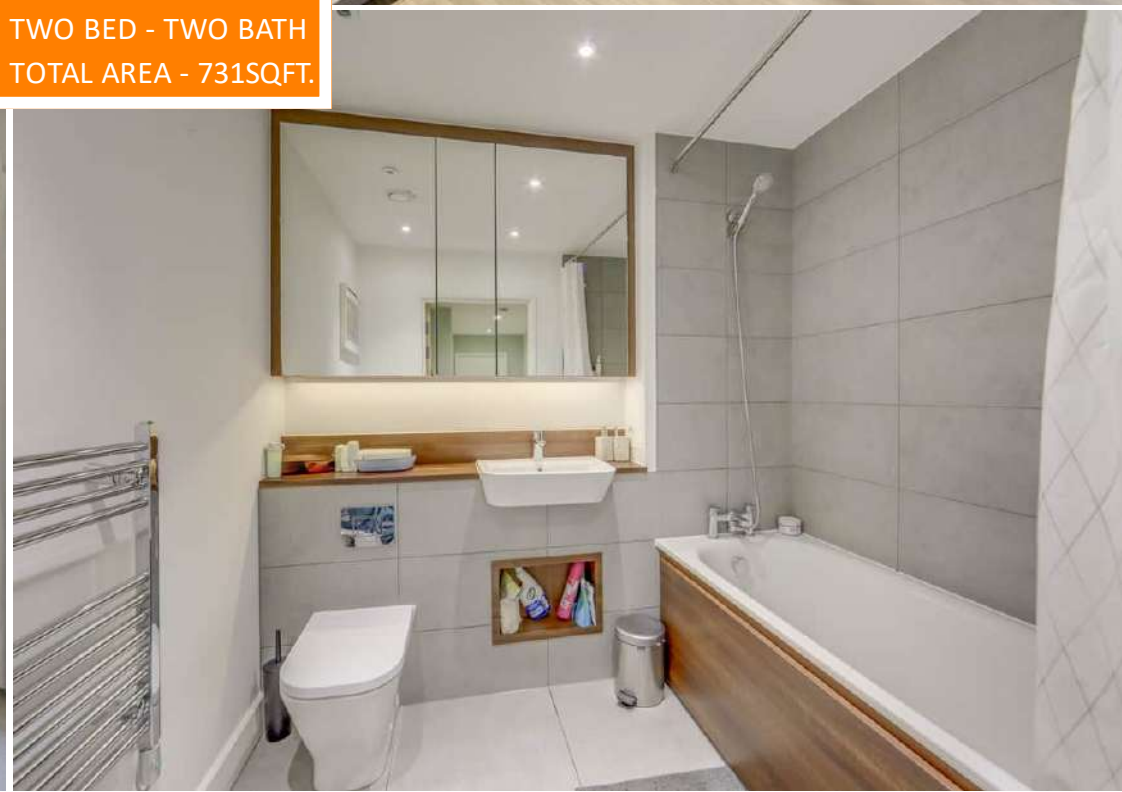
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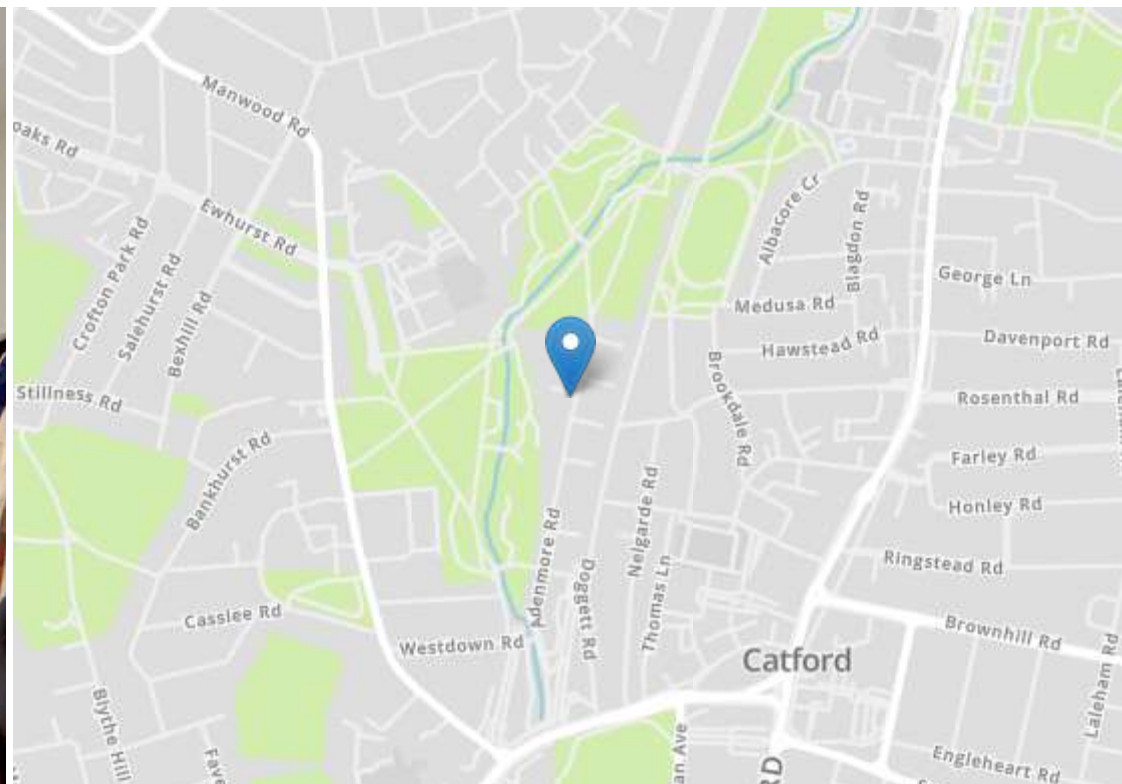
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CHAIN FREE
GROUND FLOOR FLAT
PRIVATE COURTYARD

MODERN
DEVELOPMENT
TWO BED - TWO BATH
TOTAL AREA - 731SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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