

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Location, Location, Location...
St Norbets Road, Brockley

Offers in Excess of £335,000
LEASEHOLD (95 + YEARS)

Offered to the market Chain-Free is the large and accommodating 3 Bedroom Ground Floor Apartment. Situated in a prominent location for all nearby amenities including; Brockley Train Station (0.5 Miles), a Co-Op, nearby Schools, and local Parks, this property is sure to meet all of the vigorous demands of modern living. Call today to arrange your appointment to view! EPC Rating TBC.

FEATURES INCLUDE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Chain Free!!! | <input checked="" type="checkbox"/> 0.5 Miles to Brockley Train Station |
| <input checked="" type="checkbox"/> 3 Bedroom Ground Floor Apartment | <input checked="" type="checkbox"/> Close to Local Shops & Amenities |
| <input checked="" type="checkbox"/> 95 + Year Lease | <input checked="" type="checkbox"/> EPC Rating TBC |

REF: 10399

01322 272 144
www.Wisdom-Estates.co.uk

The accommodation comprises:

ENTRANCE HALL Upon entering the property via the front door (with accompanying double-glazed side window) you are sure to be impressed by the wealth of space and potential which is on offer throughout. Further comprising of a radiator, fitted carpets, and multiple storage cupboards.

KITCHEN 13' 8" x 7' 9" (4.17m x 2.36m) The large Kitchen boasts bountiful natural light provided by the double-glazed window to front, and further features a range of matching base units (with work-tops over), space for a cooker, a sink and drainer unit, a radiator, space for a fridge / freezer, as well as plumbing for a washing machine or dish-washer. The part tiled walls and easy to maintain flooring allow for effortless upkeep.

LOUNGE 20' 1" x 12' 6" (6.12m x 3.81m) This property benefits from a very generously proportioned Lounge, comprising of 2 large double-glazed windows to rear, two wall-mounted radiators, and a fitted carpet.

MASTER BEDROOM 16' 1" x 9' 8" (4.9m x 2.95m) This large Master Bedroom boasts 3 separate double-glazed windows to front, a wall-mounted radiator, and a fitted carpet.

BEDROOM TWO 12' 6" x 11' 4" (3.81m x 3.45m) Continuing the theme of space and light, the second bedroom is again of a good size, and offers a double-glazed window to rear, wood-laminate flooring, and a wall mounted radiator.

BEDROOM THREE 9' 4" x 8' 1" (2.84m x 2.46m) Bedroom Three encompasses a double-glazed window to rear, a radiator, and a fitted carpet laid throughout.

FAMILY BATHROOM 7' 1" x 6' 1" (2.16m x 1.85m) The Family Bathroom offers a three-piece suite, including a bath, a low-level W/C, and a hand wash basin. Further including a wall-mounted radiator, easy to maintain wood-laminate flooring, and a double-glazed window to front.

CLOAKROOM The Cloakroom benefits from a double-glazed window to side, a low level W/C, and a radiator.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.

