Ibbett Mosely

21 Maple Leaf Close, Biggin Hill, Kent,
TN16 3JW

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Asking Price £205,000 Leasehold

AVAILABLE CHAIN FREE EARLY INSPECTIONS AVAILABLE
A NICELY PRESENTED SELF CONTAINED FIRST FLOOR FLAT SITUATED IN A MOST CONVENIENT POSITION FOR LOCAL SHOPS, THE SWIMMING POOL, LIBRARY AND THE RECREATION GROUND

- Double Bedroom
- Kitchen
- Allocated Parking Space
- Bathroom
- Gas Central Heating
- Reception Room
- Double Glazing

Offered for sale chain free, early inspections available by appointment.
A well presented self contained first floor flat in a purpose built development a short walk of local shops, the swimming pool, library and medical centre.
The three storey development is divided into two blocks with allocated parking and ample visitors parking spaces, elevations are brick and tile hung under a tiled roof.

BIGGIN HILL

Almost adjoining the local shops and the swimming pool and library complex, within the town there is a Waitrose Supermarket and a Tesco Express and a wide choice of other shops, a medical centre and bus services connecting to Bromley and the tram Link at Addington.
There are state and private schools in the area and a wide choice of sporting and recreational facilities. M25 access at junction 4 connecting to the motorway network, the Dartford River Crossing, Bluewater Shopping Centre, The Channel Tunnel and Gatwick and Heathrow Airports.

GROUND FLOOR

Entry phone system and front door opening to a

COMMUNAL HALL AND STAIRS

Leading to the

FIRST FLOOR LANDING

Front door opening to

ENTRANCE LOBBY

With store cupboard and front door to the

HALL

With cloak cupboard, wood effect flooring, entry phone system.

RECEPTION ROOM

With radiator, double glazed window and carpeted flooring.

KITCHEN

With a range of base and wall units, built in gas hob, electric oven and extractor fan. washing machine, space for upright fridge/freezer, single drainer one

and a half bowl sink unit, double glazed window, Worcester gas boiler for central heating and hot water, part tiled walls and radiator.

DOUBLE BEDROOM
With radiator, double glazed window and carpeted flooring.

BATHROOM
With enclosed bath with separate shower over, WC and vanity basin, Part tiled walls, tiled floor and heated towel rail/radiator.

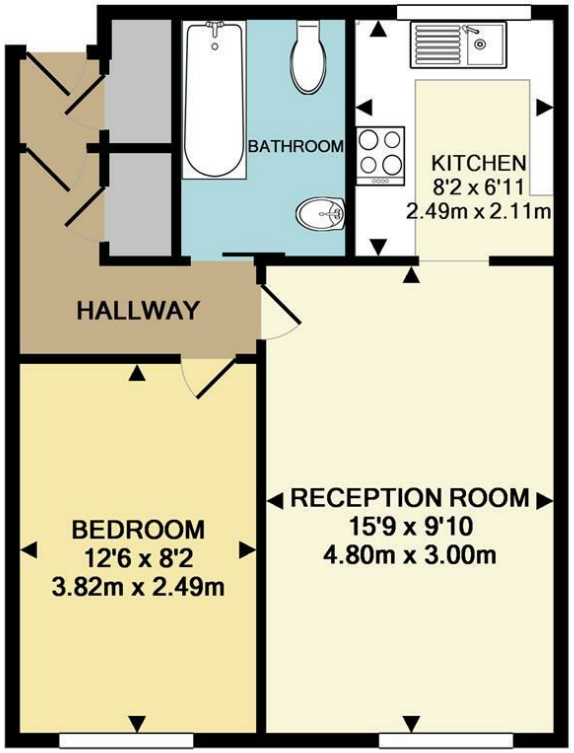
OUTSIDE
As well as an allocated parking space there are a number of spaces for visitors,

THE LEASE
the lease is for a period of 125 years from 1992 with an annual ground rent of £100. There is a monthly service charge of £95.

SERVICES
All mains services are connected, the property is in Council Tax Band 'C'. Local Authority - Bromley Borough Council.

ROUTE TO VIEW
Leave Biggin Hill on the A233 towards Bromley, Maple Leaf Close will be on the right just after Church Road and the swimming pool/library.

EPC Rating- C



TOTAL APPROX. FLOOR AREA 441 SQ.FT. (41.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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