

**HARRISON
INGRAM**

**Maxwell House
Prince Imperial Road, BR7 5LX**



£1,100 pcm

LOCATION, LOCATION, LOCATION - If this is a PRIORITY then we suggest you WASTE NO TIME IN VIEWING this incredibly bright first floor flat which forms part of a gated development, is SUPERBLY LOCATED in a SOUGHT AFTER ROAD on the edge of CHISLEHURST HIGH STREET.

Let's start with the accommodation - ALL ROOMS ARE SPACIOUS and WELL PROPORTIONED and offered in SUPERB CONDITION having recently been totally REDECORATED and features BRAND NEW white goods in the kitchen.

LOCATION: the flat could not be any more SUPERBLY SITUATED with the high street almost on your doorstep which offers a fantastic array of shops, bars, restaurants, boutiques, Sainsbury supermarket, bus routes, and the infamous pond. There are some beautiful woodland and golf course nearby to enjoy.

Ideal for commuting, CHISLEHURST STATION is within CLOSE PROXIMITY (13 mins to Lewisham, DLR for Canary Wharf/25 mins to London Bridge/ 27 to Cannon Street/31 to Charing Cross).

The property has been decorated in neutral colours throughout and has masses of natural light. Other features include; a SPACIOUS LOUNGE/DINER, modern fitted kitchen with brand new white goods, master bedroom with fitted wardrobes, great size second bedroom with built in wardrobe, smart bathroom with walk in shower cubicle, UPVC double glazed, gas central heating, access to a well-tended, established communal gardens including access to a laundry drying area, outside tap and lighting, garage en-bloc and residents parking (please note; only ONE vehicle per flat) and CCTV system.

ALL IN ALL, A REALLY LOVEY FLAT THAT WARRANTS INTERNAL VIEWING TO FULLY APPRECIATE. AVAILABLE IMMEDIATELY and UNFURNISHED. PLEASE NOTE; NO PETS, NO SMOKING, NO STUDENTS.

PRIVATE DEVELOPMENT ENTRANCE

Cars enter via electric gates leading through to the beautifully kept grounds and car parking. There is also a pedestrian gate.

COMMUNAL ENTRANCE

Immaculately maintained with carpeted stairs leading to the first floor. Deep, private storage cupboard.

ENTRANCE HALL

UPVC double glazed entrance door, double built in storage cupboard, second deep built in storage cupboard, fitted carpet, coved ceiling, smoke alarm, radiator, built in electric meter cupboard.

LOUNGE/DINER



24' 0" x 10' 9" (7.32m x 3.28m) Lovely size room and dual aspect with double glazed windows to side and rear overlooking the gardens, coved ceiling, fitted carpet, radiator x 2, smoke alarm.

KITCHEN



11' 1" x 8' 3" (3.38m x 2.51m) Double glazed window to front, extensively fitted with matching range of high gloss wall, base and drawer units, built in stainless electric oven, inset 4 ring induction hob with large stainless steel extractor above, washer/dryer, dishwasher, fridge/freezer, inset stainless steel sink unit with chrome mixer tap, tiled to splashback areas, ample worktop space, tiled floor, cupboard housing boiler for central heating and hot water, carbon monoxide alarm.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

BEDROOM 1



11' 5" x 10' 9" (3.48m x 3.28m) Double glazed window to rear overlooking gardens, double built in wardrobe, fitted carpet, radiator, coved ceiling.

BEDROOM 2



11' 1" x 8' 3" (3.38m x 2.51m) Double glazed window to rear overlooking gardens, coved ceiling, fitted carpet, radiator, double built in wardrobe.

BATHROOM



Frosted double glazed window to front, smart white suite comprising panelled bath with chrome "waterfall" mixer tap, vanity wash hand basin with trendy chrome mixer tap with cupboard under and mirror above with light sensor and electric socket, LARGE walk in fully tiled shower cubicle, low level WC with concealed cistern and inset flush, chrome heated towel rail, tiled floor.

COMMUNAL GROUNDS



Beautifully maintained and incredibly well stocked with large lawn area and shrub beds/borders. Access to bin, drying/laundry areas and garages en-bloc.

PARKING



Private residents parking (please note; only ONE vehicle per flat). GARAGE en-bloc with up and over door.