

**COURTLANDS AVENUE  
LEE, SE12 8JB**



**PRICE £1,200.00 PER MONTH**

The properties forming part of this INCREDIBLY POPULAR, SMALL, PRIVATE DEVELOPMENT, always PROVE POPULAR WITH BUSY COMMUTERS and we feel this maisonette with accommodation arranged over 3 levels should prove to be no different. The reason for its popularity is not only the LOCATION because these properties also offer SPACIOUS accommodation with TWO DOUBLE BEDROOMS. Quiet residential location yet within WALKING DISTANCE of THREE STATIONS (Lee, Blackheath or Kidbrooke), good selection of shops including Sainsbury at Lee Green and just a little further on is BLACKHEATH VILLAGE, which offers an array of trendy shops, boutiques, bars and restaurants. The A2 & A20 are easy to access as well as numerous bus routes. Some of the other features and accommodation include a SUPERB, open plan lounge/diner which then opens through to the kitchen, bathroom with white suite, gas central heating, completely REDECORATED THROUGHOUT in smart, neutral colours, modern floor coverings, well maintained communal grounds and parking is ample on a 'first come, first served' basis. REALISTICALLY PRICED TO ATTRACT IMMEDIATE INTEREST. Restrictions:- No pets, smokers, children, students or DSS. AVAILABLE IMMEDIATELY.

**ENTRANCE**

Frosted double glazed door, frosted side light, radiator, fitted carpet to hall and stairs, built in meter cupboard also housing electric main fuse box.

**1ST FLOOR  
LANDING**

Fitted carpet, built in storage cupboard. glazed door to:-

**LOUNGE/DINER**

21' 5" x 15' 10" (6.53m x 4.83m) Fantastic, open plan 'L' shaped room and very bright with windows to front and rear, radiator x 2, wooden floor, open plan staircase, open plan through to:-

**KITCHEN**

9' 3" x 6' 8" (2.82m x 2.03m) Large windows to rear, matching range of fitted wall, base and drawer units with chrome handles, inset stainless steel sink unit with chrome mixer tap, gas cooker, washing machine, fridge/freezer, central heating and hot water boiler, ample worktop surfaces, tiled to splash back areas.

**TOP FLOOR  
LANDING**

Fitted carpet, radiator, access to loft.

**BEDROOM 1**

13' 7" x 12' 7" (4.14m x 3.84m) Lovely bright room with windows to front, radiator, fitted carpet, two very deep built in storage cupboards.

**BEDROOM 2**

12' 7" x 9' (3.84m x 2.74m) A good size second double bedroom with windows to rear, radiator, fitted carpet, double built in wardrobe, built in airing cupboard housing hot water cylinder.

**BATHROOM**

Frosted window to rear, white suite comprising panelled bath with chrome taps, independent shower unit, glass shower screen, pedestal wash hand basin with chrome taps and low level w.c., extensively tiled walls, tiled floor, radiator.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		72
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	42	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		71
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>	39	
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**(EPC)**