



**1 Bedroom ground floor conversion flat ideally located for North'Heath parade and Barnehurst station being sold with no chain**

**£250,000**



44 Colyers Lane  
Northumberland Heath  
Kent  
DA8 3NP



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### Communal Entrance

Part double glazed communal entrance door.

### Entrance Hall

Wooden entrance door. Radiator. Carpet. Entryphone.

### Lounge

16'5 to bay x 13'5 (5.00m to bay x 4.09m)  
Dual aspect double glazed sash window to side and bay window to front. Wood laminate flooring. Radiator. Picture rail. Ceiling rose. Wooden fire surround.

### Kitchen

9'6 x 6'8 (2.90m x 2.03m)

Double glazed sash window to side. Range of fitted white high gloss wall and base units with work surface over. Integrated oven, hob, extractor, microwave, fridge/freezer, dishwasher and washing machine. One bowl sink unit with mixer tap. Glass splash back. Wall unit housing boiler. Storage cupboard. Ceramic tiled flooring. Radiator.

### Bedroom

16'8 x 10'4 (5.08m x 3.15m)

Double glazed sash window to front. Wood laminate flooring. Radiator. Built in double wardrobe. Picture rail. Door to en suite bathroom

### Bathroom

8'0 x 4'0 (2.44m x 1.22m)

Opaque double glazed window to side. Three piece suite white comprising: Panelled bath with mixer tap, shower attachment and mixer shower over. Jack and Jill sinks with mixer tap. Ceramic tiled flooring. Heated towel rail. Tiled walls.

### Separate w.c.

5'6 x 2'8 (1.68m x 0.81m)

Low level wc. Wash hand basin. Part tiled walls. Wood laminate flooring.

### Lease Term

999 years from 24 June 1990

### Remaining Lease

964 Years remaining

### Service Charge

£50.00 per month including buildings insurance (To be confirmed by the vendor's solicitor)



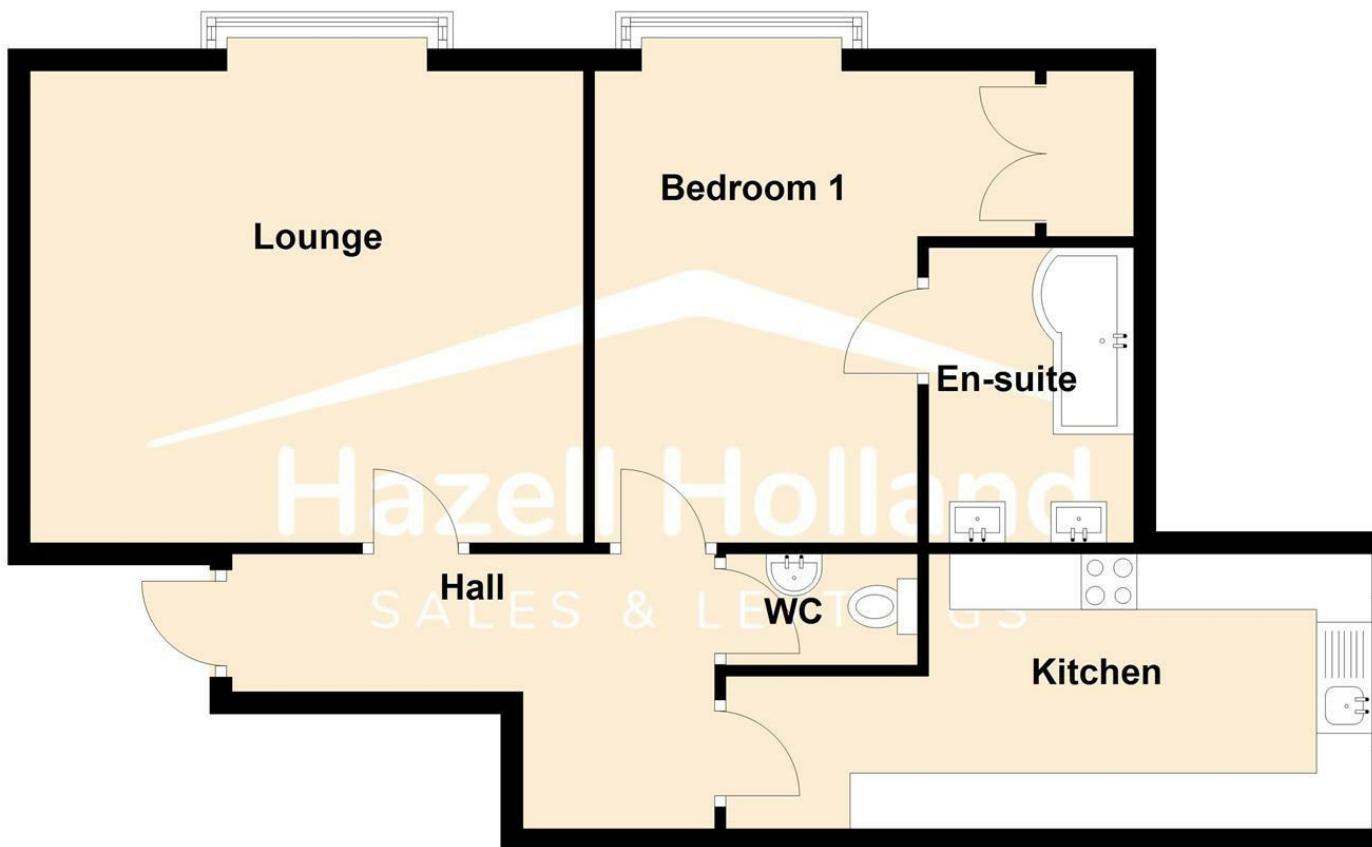
Hazell Holland welcome to this charming ground floor conversion flat located at Colyers Lane in the desirable area of Northumberland Heath. This delightful property features one spacious reception room, perfect for relaxing or entertaining guests, and one well-appointed bedroom that offers a peaceful retreat. The flat also includes a modern bathroom, ensuring convenience and comfort for its residents.

Situated ideally for the Northumberland Heath parade, you will find a variety of local shops and amenities just a short stroll away, making daily errands a breeze. For those who commute, Barnehurst station is within walking distance, providing excellent transport links to London and beyond.

This property is part of a lovely old rectory, adding a touch of character and history to your living space. With no onward chain, share of freehold and a 900+ year lease, this flat presents an excellent opportunity for first-time buyers or those looking to downsize, allowing for a smooth and straightforward purchase process.

In summary, this ground floor conversion flat offers a perfect blend of comfort, convenience, and charm in a sought-after location. Don't miss the chance to make this delightful property your new home.

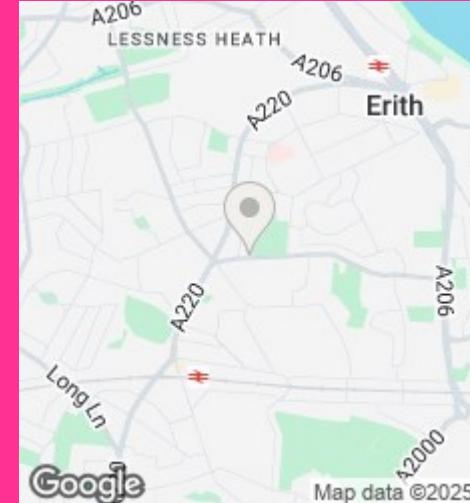
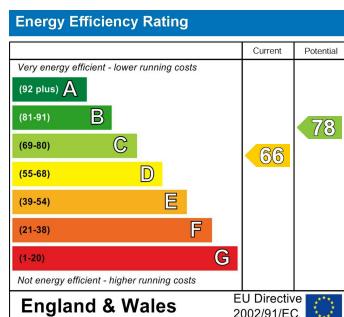
## Ground Floor



Total area: approx. 65 sq. metres (213.2 sq. feet)

This plan is general layout guidance and may not be to scale.

Plan produced using PlanUp.



### CONTACT

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