



## Ashfield Lane, Chislehurst | £180,000 LEASEHOLD

This beautifully well maintained retirement development is situated a short walk from all amenities of Chislehurst Village close to Chislehurst Common and the ponds. This one bedroom ground floor apartment has the enviable position of being a garden flat with private access to the communal gardens and is quite secluded providing that all important outside access to enjoy on those long summer days. The living accommodation is thoughtfully designed with a comfortable lounge, double bedroom, a bespoke wet room and fitted modern kitchen in addition to the communal laundry rooms and residents private lounge. Ashfield Place is particularly well run development with a House Manager and one should consider that with an age limit of 55 residents are expected to be in fair health and capable of independent living to enjoy living in this well regarded retirement home. Viewing is strictly via the vendors sole agents.

- One bedroom
- Retirement Home
- Private access to gardens
- Ground floor
- Bespoke wet room
- Short walk to Chislehurst Village

LOUNGE 12' 10" x 9' 11" (3.91m x 3.02m)

KITCHEN 6' 10" x 6' 10" (2.08m x 2.08m)

BEDROOM 9' 10" x 9' 5" (3m x 2.87m)

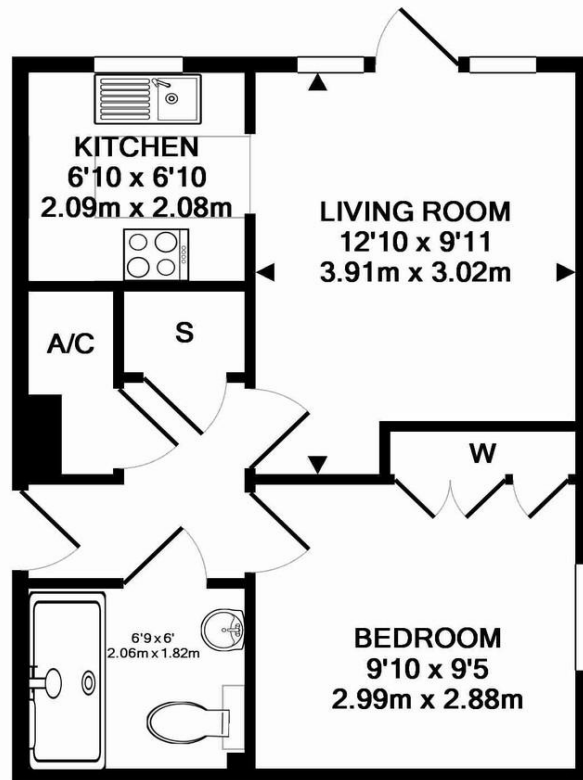
WET ROOM

RESIDENTS LOUNGE AND CONSERVATORY

COMMUNAL LAUNDRY ROOMS

COMMUNAL GARDENS Stunning communal grounds landscaped to perfection with sun terrace and immaculate lawn areas.

Directions: From Chislehurst station turn left up Summer Hill and continue over the mini roundabout onto Bromley Road that becomes Bromley Lane after the lights, Ashfield Lane is a turning on the left and Ashfield Place can be found on the left hand side.



TOTAL APPROX. FLOOR AREA 365 SQ.FT. (33.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		72	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		57	67
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. Some images have been taken using a wide angle lens. No representation or warranty whatever is made in relation to this property by Homefront or its employees nor do such details form part of any offer or contract.