

Total area: approx. 65.7 sq. metres (707.0 sq. feet)



Ladcroft Way | Farnborough Village | BR6

£385,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

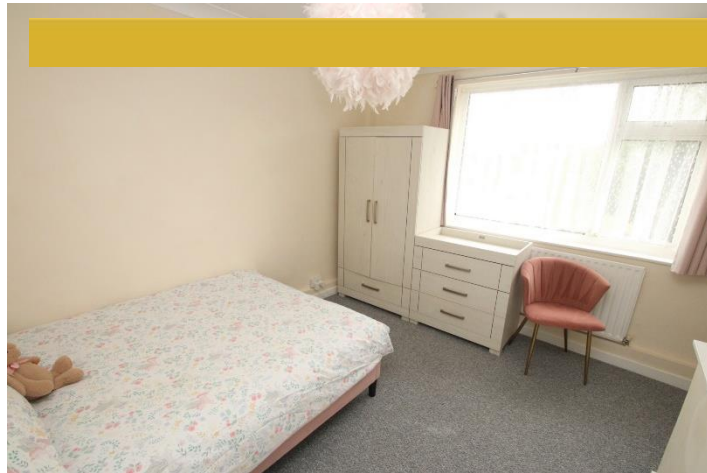
- Spacious first floor maisonette
- Attractive, private rear garden
- Contemporary fitted kitchen
- Lengthy lease & low associated charges
- 2 bedrooms
- Garage (modified into a beauty salon)
- Fitted & built-in storage to bedrooms
- Ever-popular village location



Kenton are delighted to present this spacious 2 bedroom first floor maisonette, featuring both an attractive and completely private rear garden as well as a garage (which has been modified into a high-quality beauty salon), situated in the heart of the ever-popular Farnborough Village. Internally, the accommodation comprises; an ample-sized living room, a well-proportioned and contemporary kitchen featuring integrated appliances, 2 double bedrooms (with "bedroom 1" benefitting from high-quality fitted wardrobes and storage units and "bedroom 2" benefitting from a built-in storage cupboard), as well as a neutrally-styled bathroom. Notably, the hallway is also well-proportioned and furthermore, provides access to a spacious and so incredibly handy loft space. Externally, as referenced there is a private and secluded rear garden, boasting an easterly orientation and featuring both patio and traditional lawn areas. Furthermore, via the garden you will find access to what was formerly a garage, but having now been modified into a high-quality beauty salon. As such, with both power and plumbing, this space is incredibly versatile and so can be utilised in various different ways by the new prospective owners. Ladycroft Way offers ample un-restricted off-street parking for residents, and as aforementioned, is situated in the ever-popular and desired Farnborough Village which boasts an array of; convenient shops, pubs, eateries and transport links (you will find bus routes within a mere minute or two walk away, providing services to Orpington Station and nearby Locksbottom Parade) within short walking distance. Furthermore, the reputable and ever-coveted Farnborough and Darrick Wood Schools are also within close proximity. ***LEASE/ASSOCIATED CHARGES;** Kenton understands that there is currently circa 939/940 years outstanding on the lease term (with the original lease term being 999 years from inception in 1966). Kenton understand that there is a ground rent payable, equating to £15.00 per annum. ***By default, we naturally recommend that this information is validated by a prospective buyers solicitor during the conveyancing process.**

£385,000





wardrobes and storage units, radiator, fitted carpet.

