



## Conningham Court, Dowding Way Kidbrooke Village SE9



**A beautiful two double bedroom two-bathroom apartment occupying a desirable first floor garden location within this award-winning development.**

**The apartment briefly comprises: Open-plan living room with direct access out to a personal paved terrace leading onto the communal gardens \* comprehensively fitted kitchen \***

**Master bedroom with en suite bathroom \* second double bedroom \* shower room\* Utility secure reserved parking \* lift \* 24hr concierge \* acres of communal parkland**

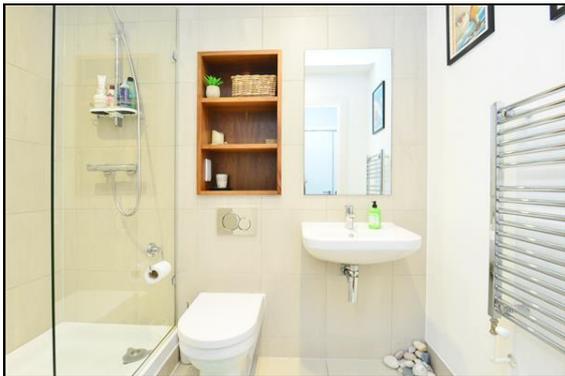
**£499,950 Leasehold**

London Key  
Nexus House  
Cray Road  
Kent DA14 5DA

020 8853 3690 / 07946 384 771

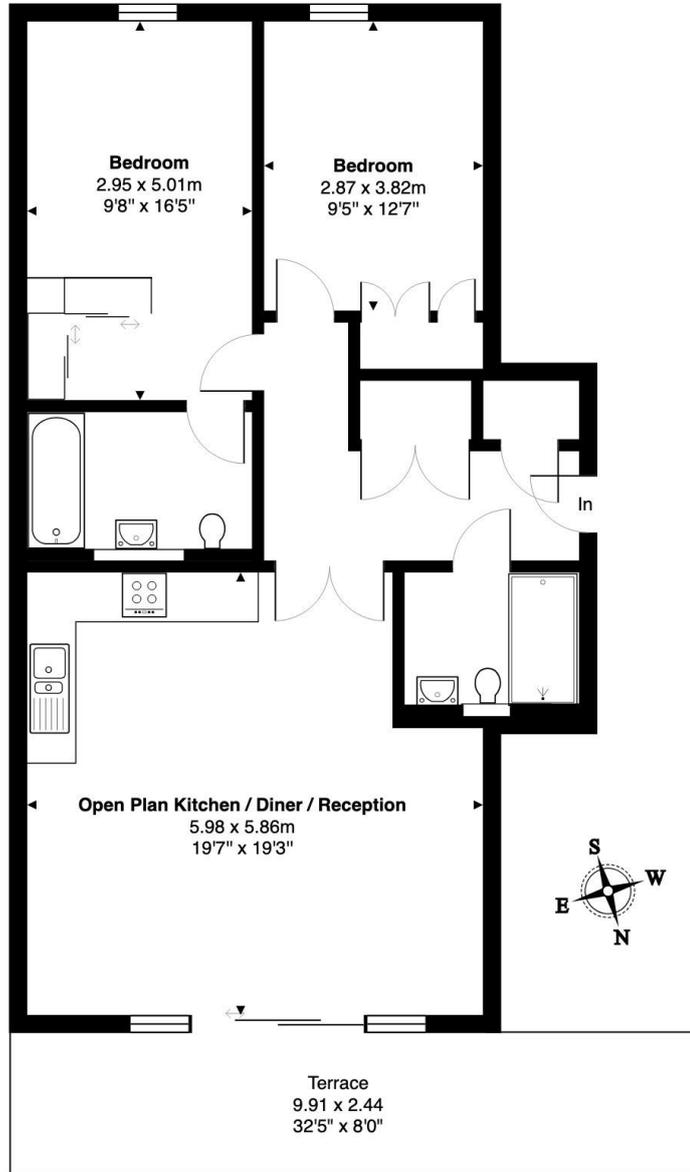
[info@londonkey.co.uk](mailto:info@londonkey.co.uk)

# Conningham Court, Dowding Way



## Conningham Court, SE3

Total Area: 84.2 m<sup>2</sup> ... 906 ft<sup>2</sup>



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines.  
Not drawn to scale unless stated.

# Conningham Court, Dowding Way

A beautiful two double bedroom two-bathroom apartment occupying a desirable first floor garden location within this award-winning development. The apartment briefly comprises:

Open-plan living room with direct access out to a personal paved terrace leading onto the communal gardens \* comprehensively fitted kitchen \* Master bedroom with en suite bathroom \* second double bedroom \* shower room\* Utility\* secure reserved parking \* lift \* 24hr concierge \* acres of communal parkland

Communal front door with intercom into the communal hallway. Stairs and lift up to the FIRST FLOOR. First floor lobby up to the personal front door into:

## Hallway

A wide "L" shaped hallway with wood flooring. Coat cupboard. UTILITY with plumbing for washing machine and tumble dryer. Wall mounted gas fired boiler.

## Open-plan living room

A bright room with wide double-glazed French doors out to the personal paved garden. Wood flooring. A spacious room allowing great flexibility but currently "zoned" to provide a living area, a dining area and the kitchen.

## Kitchen

Open plan to the living room and fitted in a range of wall base and drawer units with contrasting black granite worktops. Integrated stainless-steel electric oven, microwave, hob all by Bosch. Concealed extractor. Stainless steel sink with chrome mixer taps and separate boiling water tap. Integrated dishwasher and full height fridge freezer.

## Master bedroom suite

A luxurious bedroom suite made up of bedroom, dressing area and bathroom. The bedroom has a double-glazed casement to the front and walks around to a dressing area comprehensively fitted with wardrobe storage and door into the en suite bathroom.

## En suite bathroom

A spacious bathroom finished in white with chrome fittings and limestone tiled walls and floor. Bath with feature wooden side panel and mixer taps with over bath shower. Wall hung basin with recessed cabinet above incorporating a mirror door. Concealed flush WC. Auto extractor fan.

## Bedroom 2

Double glazed casement to the front. Built in triple wardrobe.

## Shower room

Finished in white with chrome fittings and limestone lined walls and floor. Walk in shower cubicle with fixed glass shower screen and chrome shower. Concealed flush WC. Wall hung basin. Recessed wooden shelving. Chrome heated towel rail/radiator.

## Exterior

Accessed directly from the living room is the private paved terrace which leads on to the first-floor communal garden which is mainly laid to lawn with mature trees and shrubs. Secure gated car parking with personally reserved space. Additional to this are the acres of park in which the block is set.

24-hour concierge service offering a range of services and the gym.

## Tenure

Leasehold - circa 989 years remaining

Service charge: £3200 per annum which also includes the 24hr concierge service, gym, gardening and landscaping.

Ground rent: £175 p.a.

The mention of any appliances and/or services within these sales particulars does not imply they are in full an efficient working order. reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make out sales particulars as accurate as possible, if there is any point which is of particular importance to you please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.