

# Bernard Skinner



Flat 6 Royal Eltham Heights, 245 High Street, Eltham, SE9 1TX

Asking Price Of £215,000

With Eltham station about three quarters of a mile away and extensive park and woodland even closer, this first floor, one bedroom flat, with new lease on completion of the purchase is situated very conveniently for all amenities at Eltham High Street and has the benefit of a Juliette balcony and allocated, secure, gated, underground parking. A smashing starter home, with no onward chain and entryphone system.

New lease on completion of the purchase of 125 years

Ground rent: £400pa

Service Charge: 2019-2020 £699.74

- Central location
- One bedroom first floor flat
- Secure parking
- No chain



## Property Description

### COMMUNAL ENTRANCE HALL

Stairs to first floor

### ENTRANCE HALL

Front door, entryphone, built in cupboard, radiator, fitted carpet

### LIVING ROOM/KITCHEN

26' 6" x 12' 1" into recess (9.65m x 3.99m) Open plan living room and kitchen with double glazed windows to front and rear, fitted wall and base units with work surfaces, built in oven and hob with hood over, space for washing machine and fridge freezer, two radiators, fitted carpet to living room area and vinyl flooring to kitchen

### BEDROOM

14' 11" narrowing to 9'3" x 8' 9" narrowing to 6'2" into recess (6.78m x 4.39m) Double glazed patio doors to a Juliette balcony, radiator, fitted carpet

### BATHROOM

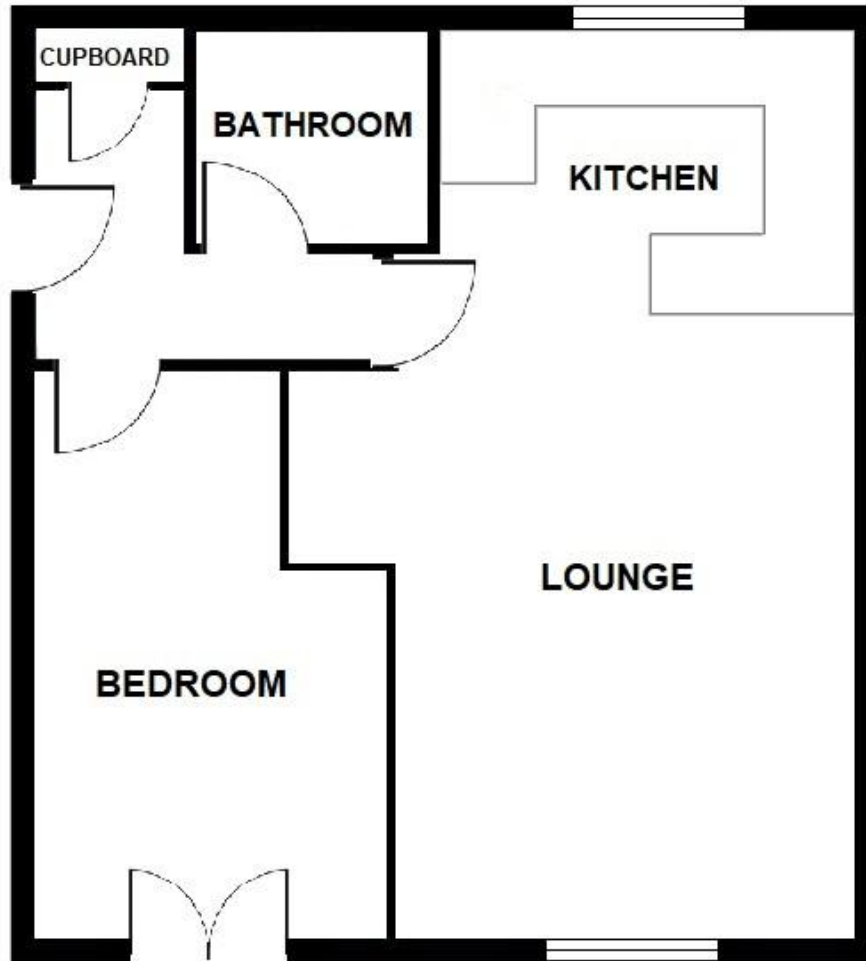
6' 10" x 6' 6" (2.08m x 1.98m) Double glazed window to rear, white suite comprising panelled bath with mixer tap and shower attachment, wash basin, w.c, radiator, part tiled walls, vinyl flooring.

### OUTSIDE

Secure, gated, allocated underground parking







**Only for illustration purposes**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76   c  | 78   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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