

# Bernard Skinner



12 Andrews Place, Eltham, SE9 2SJ

Guide Price £275,000

- One bedroom ground floor flat
- Secluded private development
- Private South facing garden
- Spacious lounge/diner

An ideal first time buy/investment purchase, this one bedroom ground floor flat with own garden is within half a mile of Eltham High Street and under a mile from both Eltham and New Eltham stations. Andrews Place is a private and quiet close comprising of the church vicarage and a small collection of 25 purpose-built flats, spaciouly arranged across 3 floors. The grounds are well kept and are surrounded by the award-winning Avery Hill Park and Charlton Athletic Training Ground.



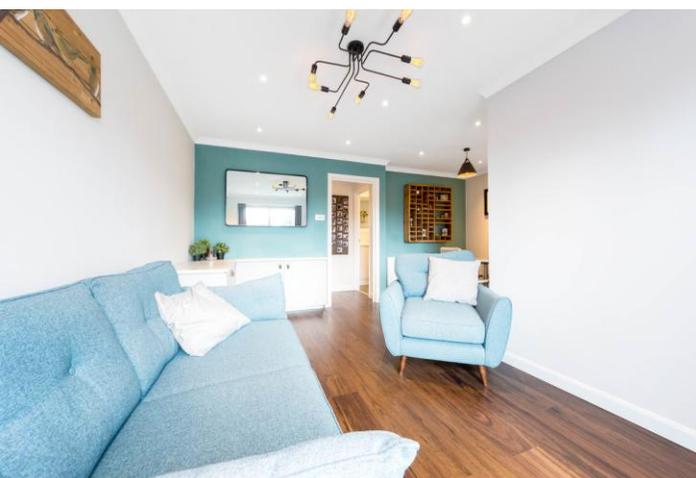
## Property Description

The bright and recently refurbished accommodation comprises of an entrance hall, front aspect double bedroom, comfortable lounge with dining area, modern bathroom and a well-designed kitchen. The property has been tastefully decorated to a very high standard.

Benefits to note include quality downlights, brushed chrome electrical fittings, plastered ceilings and coving, stone worktops in both the kitchen and bathroom, Karndean Korlock flooring throughout, double glazed windows, new internal doors and an intelligent heating system.

The recently fitted Shaker style kitchen maximises all of the space through the use of clever storage units. The kitchen is well equipped with the latest induction hob technology as well as integrated oven, fridge, washing machine and microwave. The inset Belfast sink and mixer tap further enhance the character of this kitchen, complimented by the solid quartz stone worktop and ceramic white splashback tiles.

The lounge and dining area has access to the properties own private South facing garden, a real sun trap all year round. This benefit will undoubtedly set this property apart from others and offers prospective buyers their own outside space for relaxation and further storage. The sliding patio doors offer views of the garden and neighbouring woodland, an outlook that many properties this close to Eltham are unlikely to have. A striking feature wall gives a cosy feel to the space which the seller has offered to paint to match the soft neutral colour of the surrounding walls should any potential buyer prefer.



The modernised bathroom has a stylish white suite and shower cubicle. High quality fixtures feature throughout the property and the bathroom is no exception with its chrome heated towel rail, large heated demisting mirror and Grohe shower and tap. The floor and walls are tiled while the storage units are finished with a quartz stone top. The carpeted bedroom has views overlooking the attractive neighbouring church. Despite being of ground level, the bedroom feels secluded and is obscured through plants in the



front communal garden. The landscaped garden is a well proportioned split between patio, lawn and functional lower tier currently used for additional storage and a vegetable patch. The raised flower beds have some established plants including a winter-flowering cherry tree and ceanothus as well as a variety of newly sown plants, all inclusive to the sale of this property. The garden has been designed to be low maintenance whilst providing visual interest beyond that of a standard slabbed layout.

The location of the property is ideal for a variety of potential buyers. Both Eltham and New Eltham stations are within a mile and both offer four trains an hour into central London. If you are travelling from New Eltham then two of those four an hour are direct to London Bridge in an impressive 19 minutes. The mainline stations offer travel to London Bridge, Canon Street, Charing Cross and Victoria Station. The nearest bus stop is adjacent to the entrance of Andrews Place and provides routes to both stations (for those rainy days) as well as routes to Bromley, Chislehurst, Bexleyheath and other popular destinations. The bus stop at the top of Southend Crescent provides routes to and from the O2 Arena and as far as Trafalgar Square, should you wish to enjoy central London beyond the last train home. The property has easy access to both the A2 and the A20, meaning you can reach the picturesque seaside town of Broadstairs in just an hour and twenty minutes.

Leasehold: 125 years from 01/01/1988

Service Charge: £1,087.48 P.A as at 30/06/2021

Ground Rent: £75.00 P.A

#### COMMUNAL ENTRANCE HALL

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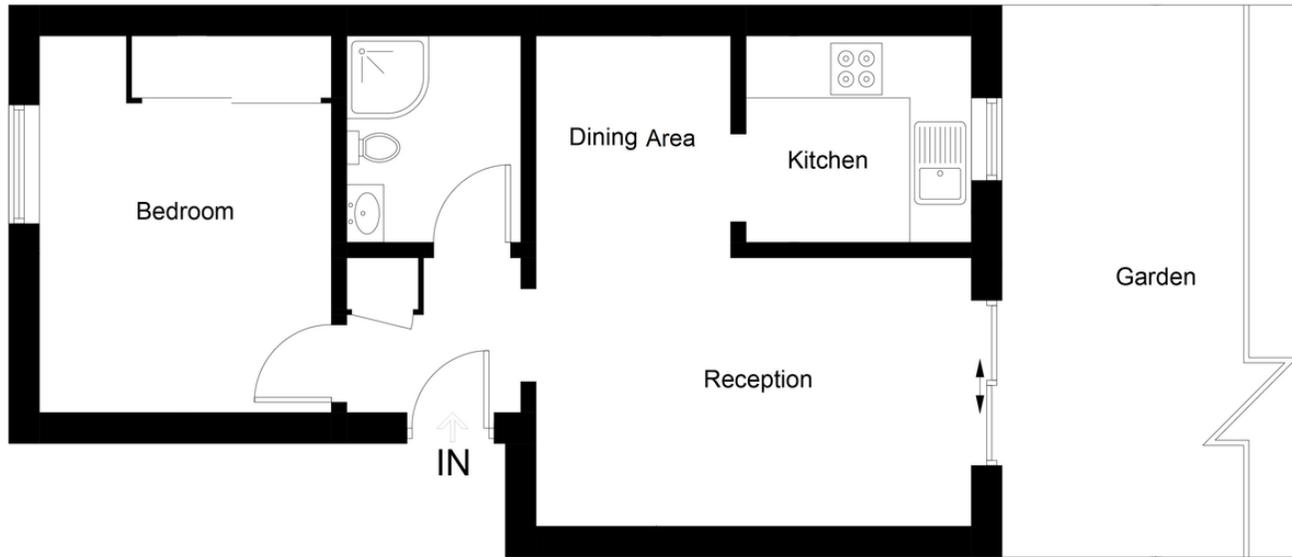
Front door, built in cupboard, entryphone, laminate flooring

#### LOUNGE/DINER

15' 8" narrowing to 8'9" x 14' 4" narrowing to 6'10" (4.78m x 4.37m) 'L' shaped room with double glazed patio doors to garden, built in cupboards, Dimplex heater, laminate flooring.

## Andrews Place, SE9

Approximate Gross Internal Area = 38.2 sq m / 411 sq ft



### KITCHEN

7' 10" x 6' 6" (2.39m x 1.98m) Double glazed window to rear, Shaker style fitted kitchen with quartz worksurfaces, built in oven and induction hob with hood over, space for washing machine, integrated fridge, built in microwave, Butler sink with mixer tap, laminate flooring.

### BEDROOM

12' 0" x 9' 5" (3.66m x 2.87m) Double glazed window to front, fitted wardrobes with mirrored doors, Dimplex heater, fitted carpet.

### SHOWER ROOM

6' 6" x 5' 7" (1.98m x 1.7m) White suite comprising shower cubicle, wash basin with storage under, w.c, chrome heated towel rail, integrated storage units with quartz stone finish, part tiled walls and tiled flooring

### OUTSIDE

A very well maintained South facing garden measuring approximately 33', laid to lawn with raised flower beds, trellis and stone gabions, patio with outside light and tap, shed.

Allocated parking space

## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Planpix on behalf of Bernard Skinner (ID735569)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	66   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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