

Bernard Skinner



8 Bexley Road, Eltham, SE9 2NY

Guide Price £210,000 - £220,000

Guide Price of £210,000 - £220,000. Conveniently located with Eltham High Street immediately to hand and Eltham station about three quarters of a mile away, this super one bedroom first floor flat, has the benefit of a balcony and is situated within half a mile of park and woodland at Eltham park South and Avery Hill park. An ideal first time/investment purchase.

Lease: 125 years from 1st October 1990

Service Charge: £970 estimate for y/e 31/3/21

Ground Rent: Peppercorn

- One bedroom flat
- High Street immediately to hand
- First floor
- Balcony



Property Description

COMMUNAL ENTRANCE

Storage cupboard

ENTRANCE HALL

Front door, two storage cupboards, radiator, fitted carpet

LOUNGE

12' 8" into recess x 12' 3" (3.86m x 3.73m) Double glazed window to front and double glazed door to Balcony, radiator, fitted carpet

KITCHEN

9' 2" x 6' 11" (2.79m x 2.11m) Double glazed window to front, fitted wall and base units with work surfaces, space for fridge, freezer and washing machine, free standing cooker (to remain), built in storage cupboard, wall mounted boiler, radiator, fitted carpet

BEDROOM

12' 8" x 9' 3" (3.86m x 2.82m) Double glazed window to rear, fitted and built in wardrobes, radiator, fitted carpet.

SHOWER ROOM

5' 11" x 5' 11" (1.8m x 1.8m) Double glazed window to rear, white suite comprising shower cubicle, wash basin with storage under, w.c., radiator, tiled walls, vinyl flooring



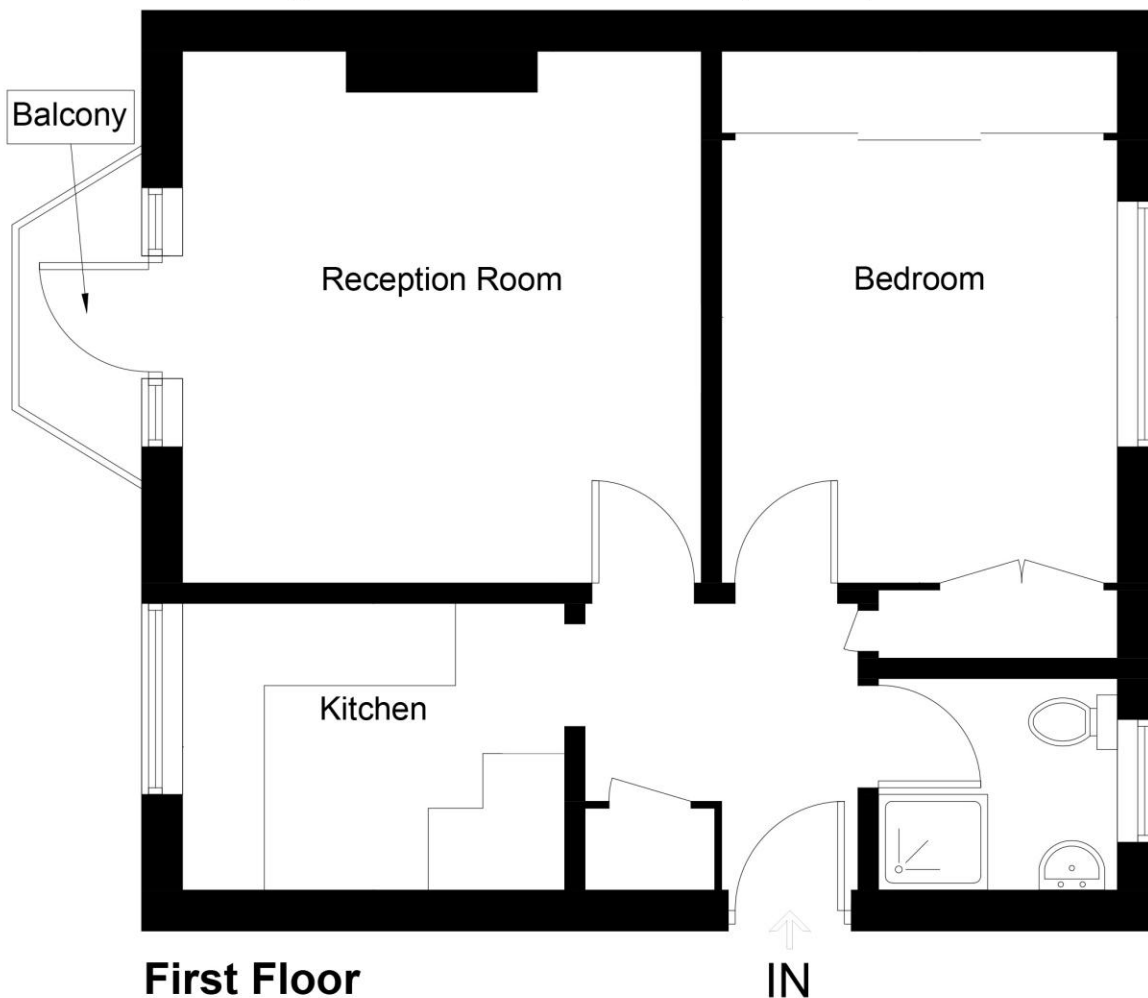


OUTSIDE
Communal grounds



Bexley Road, SE9

Approximate Gross Internal Area = 42.4 sq m / 456 sq ft



First 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 (ID739144)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 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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