

# Bernard Skinner



3 Friars Mews, Blunts Road, Eltham, SE9 1HR

Offers in excess of £375,000

- Popular retirement complex
- 2 Bedroom bungalow
- On-site estate manager
- Communal laundry room

The demand outweighs supply for this popular retirement complex, this is an opportunity to purchase a two bedroom bungalow with no onward chain. Ideally located with the High Street just a few hundred yards, there is residents parking, landscaped communal gardens and an on site estate manager and 24 hours helpline. With a very spacious master bedroom and French doors from the 2nd bedroom/dining room to a patio area and on to the communal gardens, why not take a look, we hold keys.

Tenure: Freehold

Service charge: £190.68pcm as at y/e 15/03/2022





## Property Description

### PORCH

Front door, fitted carpet, radiator.

### LIVING ROOM

14' x 13' 2" (4.27m x 4.01m) UPVC window to front, fitted carpet, two radiators.

### INNER LOBBY

Two storage cupboards, loft access, doors to all rooms.

### KITCHEN

9' 5" x 9' 1" (2.87m x 2.77m) UPVC window to front, wall and base units, cooker hood, stainless steel sink unit, washing machine, freestanding cooker, space for fridge/freezer and dishwasher, wall mounted boiler, vinyl flooring, radiator.

### BEDROOM 1

15' narrowing to 12' 5" x 12' 7" (4.57m narrowing to 3.78m x 3.84m) UPVC window to rear, built in wardrobe, fitted carpet, radiator.

### BEDROOM 2

9' 8" x 9' 3" to wardrobes (2.95m x 2.82m) UPVC windows and French door to rear leading to patio and communal gardens, built in wardrobes, fitted carpet, radiator.





### SHOWER ROOM

7' 4" x 5' 3" (2.24m x 1.6m) White suite comprising double shower unit, wash basin with fitted storage, w.c., vinyl flooring, radiator.

### OUTSIDE

Landscaped gardens surround the development, use of patio area to rear of property.

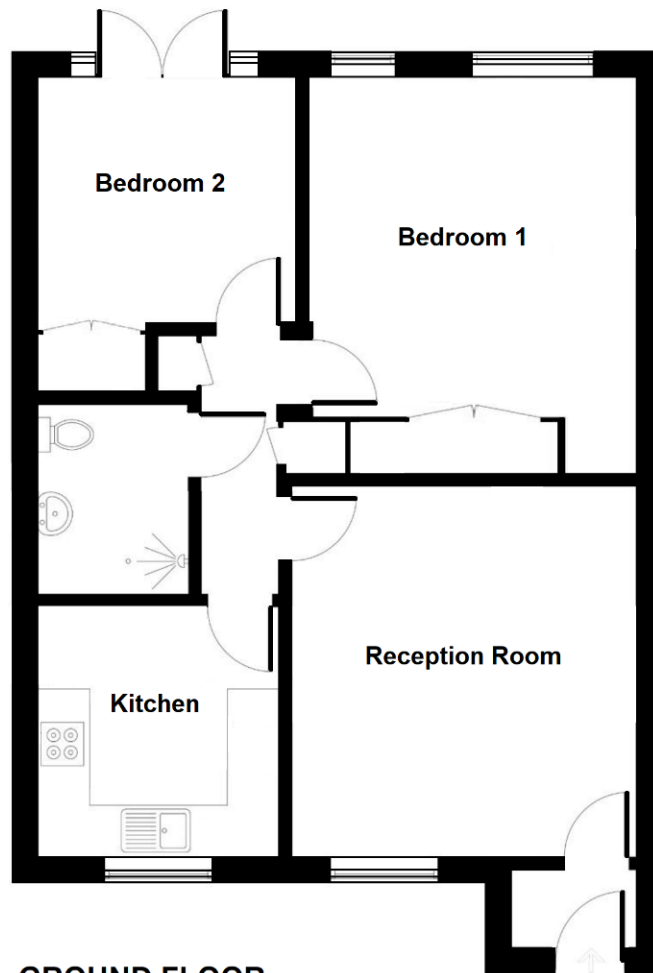
Residents parking.

Communal laundry room.





## Friars Mews, Eltham SE9



**GROUND FLOOR**

This floorplan is for illustration purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	71   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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