

Bernard Skinner



29 Woodington Close, North Park, Eltham, SE9 5BJ

Asking Price Of £300,000

Clean and tidy two bedroom ground floor flat in very popular development on prestigious North Park. With well tended grounds surrounding and direct access to personal patio area, the property has share of freehold and a garage in a block. Offered with upvc double glazing and gas central heating. Situated within a few hundred yards of Eltham High Street with gated access to Sainsburys, Eltham station is about three quarters of a mile away. Early viewing definitely recommended, ideal first purchase or investment.

Share of Freehold: 999 years lease from 31/3/2000

Service Charge: £1,200.00 p.a

Ground Rent: £10 p.a

- Ground Floor Flat
- No Onward Chain
- High Street Immediately To Hand
- Two Bedrooms



Property Description

COMMUNAL ENTRANCE

OWN ENTRANCE HALL

Part glazed front door, fitted carpet.

LIVING ROOM

18' x 14' 7" narrowing to 13' 1" (5.49m x 4.44m)
Upvc picture window to front with French doors to well kept gardens and personal patio area, radiator, fitted carpet.

KITCHEN

6' 10" x 6' (2.08m x 1.83m) Upvc window to rear, fitted base cupboards, two built in cupboards, stainless steel sink unit, wall mounted boiler, washing machine, fridge, electric cooker and microwave to remain, radiator, vinyl flooring.

INNER HALLWAY

Radiator, fitted carpet.

BEDROOM 1

13' 8" x 10' 4" (4.17m x 3.15m) Upvc window to front, fan/light, radiator, fitted carpet.

BEDROOM 2

8' 10" x 7' 8" (2.69m x 2.34m) Upvc window to rear, built in cupboard, radiator, fitted carpet.





SHOWER ROOM

Upvc window to rear, shower unit, wash basin with storage, tiled walls, radiator, tiled flooring.

SEPARATE WC

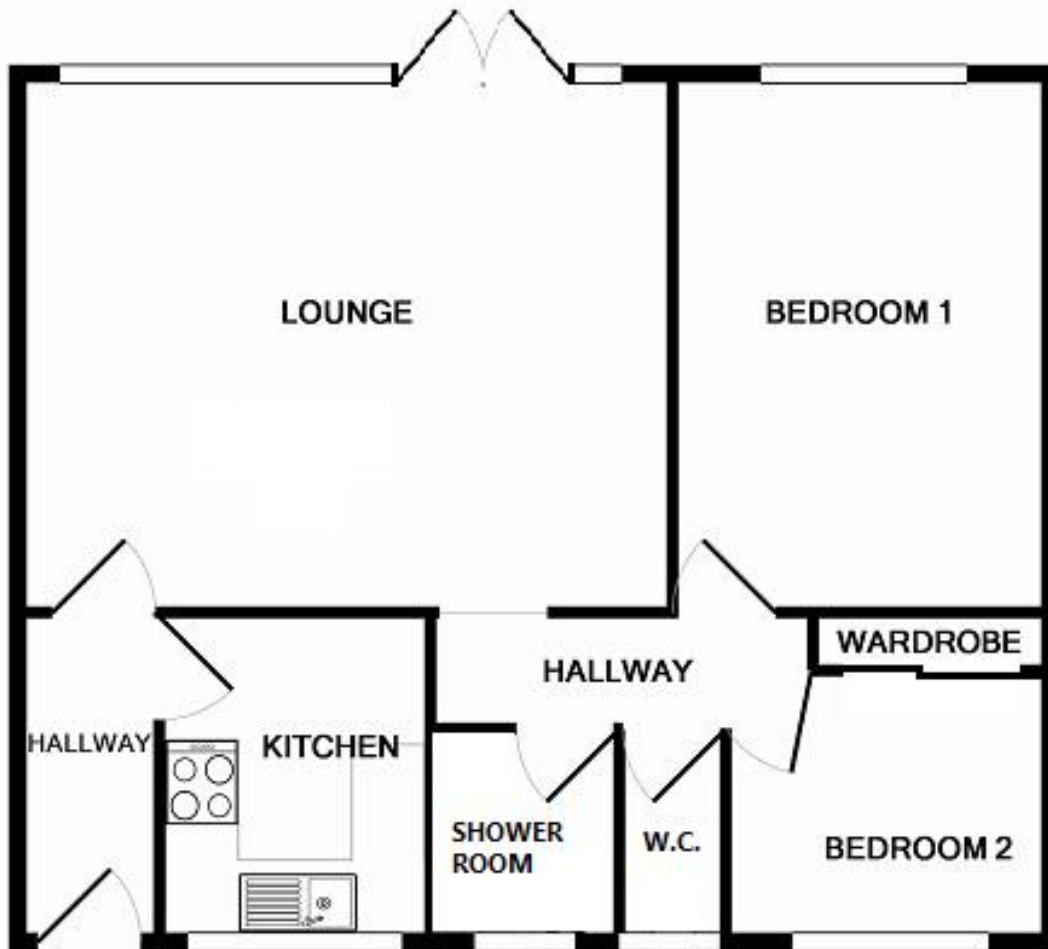
Upvc window to rear, wc., part tiled walls, vinyl flooring.

OUTSIDE

Well kept communal grounds surround the property, own patio area, gated access to Sainsburys, which leads to High Street.

Garage en bloc.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 c | 77 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

22 Well Hall Road
 Eltham
 London
 SE9 6SF

www.bernardskinner.co.uk
 020 8859 3033
 mail@bernardskinner.co.uk

