

# Bernard Skinner



123a Green Lane, New Eltham, SE9 3SY

Guide Price £325,000

- No chain
- 2 Bedroom ground floor maisonette
- Half a mile New Eltham station
- Allocated parking

No onward chain offered by this two double bedroom ground floor maisonette with New Eltham station and amenities all under half a mile away and a selection of shops even closer at Southwood Road/Sidcup Road. Situated within a small block with communal gardens and allocated parking, there is good length of lease and no service charge. With a sizeable 14' x 11' 7" kitchen/diner and separate living room, this is a very conveniently located property with the A20 close to hand and well served by public transport. Ideal first purchase, take a look - we hold keys.





## Property Description

### PORCH

Double glazed windows and Upvc front door, radiator, vinyl flooring, door to:-

### LOUNGE

13' 9" widest point x 10' 5" (4.19m x 3.18m) Double glazed window to front, radiator, laminate flooring

### KITCHEN/DINER

14' 1" x 11' 7" narrowing to 8'5" (4.29m x 3.53m) Two double glazed windows to rear, fitted wall and base units with worksurfaces, built in oven and hob with stainless steel chimney hood, space for washing machine and fridge freezer, cupboard housing boiler, stainless steel sink unit, radiator.

### INNER LOBBY

Three storage cupboards, laminate flooring.

### BEDROOM 1

11' 0" x 10' 5" (3.35m x 3.18m) Double glazed window to front, radiator, fitted carpet.

### BEDROOM 2

11' 7" x 8' 7" (3.53m x 2.62m) Double glazed window to rear, radiator, laminate flooring.

### SHOWER ROOM

8' 6" x 5' 1" (2.59m x 1.55m) Double glazed window to rear, white suite comprising shower unit, wash basin, w.c, heated towel rail, tiled floor.

### COMMUNAL GARDENS

Communal gardens





Allocated parking space to rear of property

Tenure: Leasehold 125 years from 20/9/19 - 122 years remaining

Council Tax band: C

Lease: 125 years from 20/09/2019 - 122 years remaining

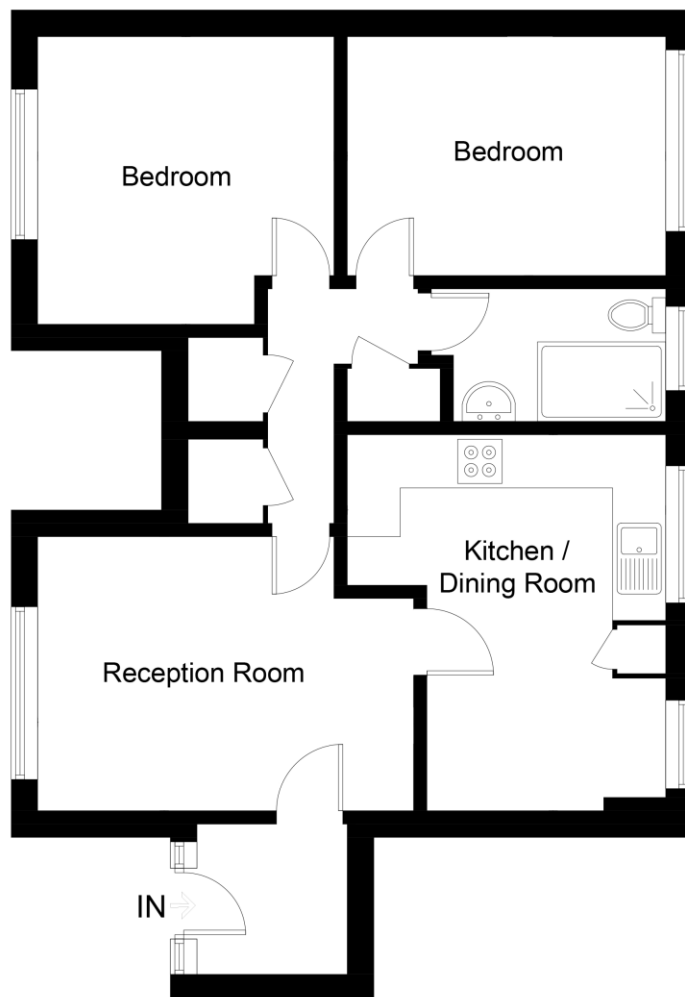
Ground Rent: £200pa reviewed annually

No Service charge



## Green Lane, New Eltham, SE9

Approximate Gross Internal Area = 61.3 sq m / 660 sq ft



### 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 (ID905673)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	67   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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