

Bernard Skinner



Flat 46 Southend House, 141 Footscray Road, Eltham, SE9 2TA

Guide Price £225,000

- Two bedroom retirement flat
- Lift
- Landscaped gardens
- Overlooks open space

Situated on the top floor (2nd), this two bedroom retirement flat enjoys an open aspect of a private sportsfield from the spacious lounge diner measuring 19' 8" x 12' at widest points. With the front of the property being South-facing and overlooking the landscaped gardens, there is a 24 hour warden alarm/intercom system in all rooms and onsite scheme manager. With bus stops outside the complex which serve both Eltham and New Eltham High Street for easier access to shops and restaurants. Residents parking is available, the minimum age is 55 years and with no onward chain this is a worthy flat to view.



Property Description

SECURE AND GATED ENTRANCE
Entryphone

COMMUNAL ENTRANCE
Lift and stairs leading to first and second floors

PERSONAL ENTRANCE HALL
Front door, two storage cupboards one housing hot water cylinder, electric heater, doors to all rooms:-

LOUNGE
19' 8" narrowing to 9' 8" x 12' narrowing to 8' 7" (5.99m x 3.66m) Upvc window to side, fitted carpet, electric heater.

KITCHEN
9' 8" x 7' (2.95m x 2.13m) Upvc window to side, fitted wall and base units, integrated oven and hob with hood over, single drainer sink unit, space for washing machine, part tiled walls, wall mounted heater, vinyl flooring.

BEDROOM 1
12' into recess x 10' (3.66m x 3.05m) Upvc window to side, electric heater, fitted carpet.

BEDROOM 2
7' 3" x 6' 4" (2.21m x 1.93m) Upvc window to side, electric heater, fitted carpet.





SHOWER ROOM

6' 9" x 5' 8" into recess (2.06m x 1.73m) White suite comprising double shower unit with fold down chair, w.c., wash basin, extractor fan, fully tiled walls, wall mounted heater, vinyl flooring.

OUTSIDE

Landscaped communal gardens, residents parking

Tenure: Leasehold

Lease: 999years from 25th December 1986

Remaining lease: 963 years

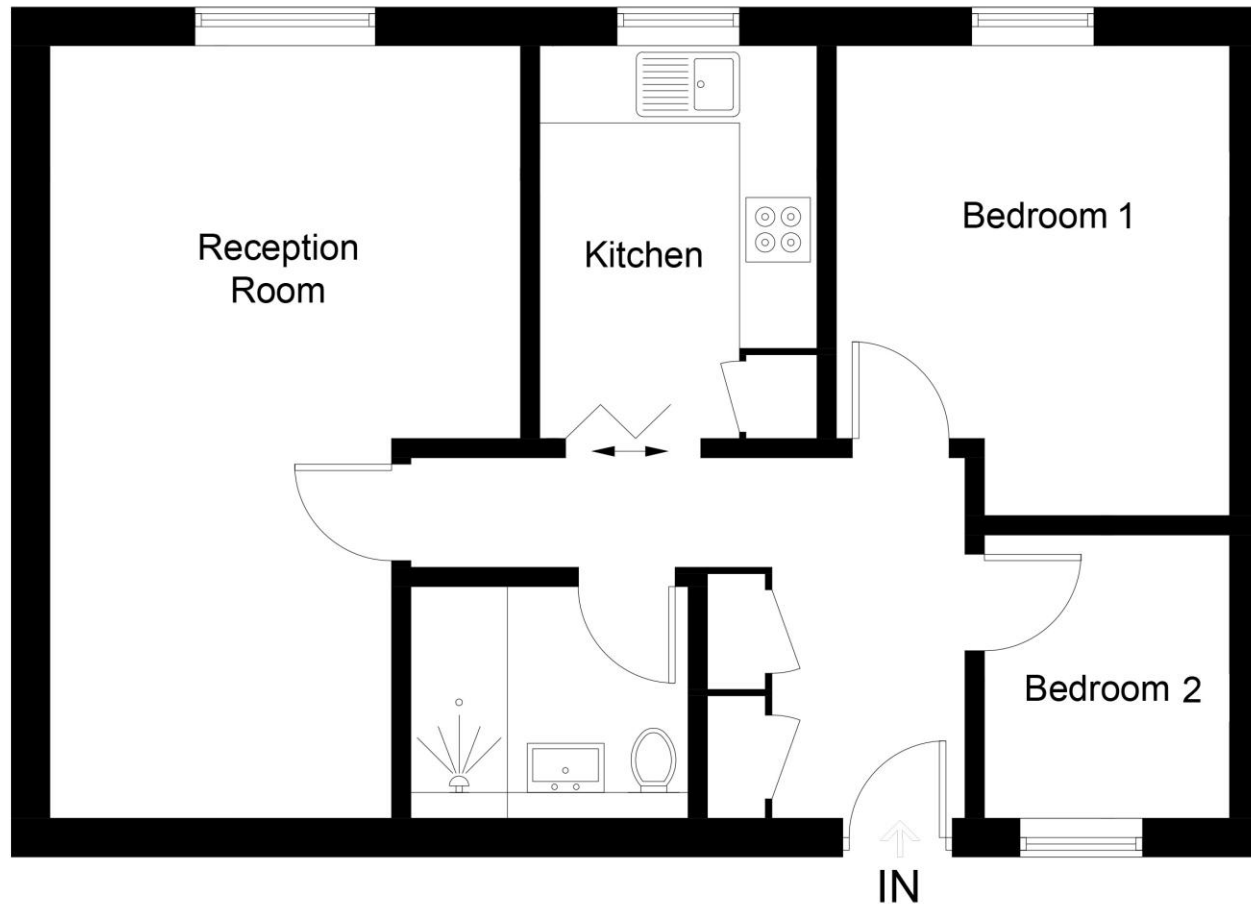
Service charge: 31/03/22 - £2,779.67p.a - reviewed yearly

Ground rent: Quit rent £1pa

Council Tax Band: C

Southend House, Footscray Road, Eltham SE9

Approximate Gross Internal Area = 55.0 sq m / 592 sq ft



Second 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 (ID924065)

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