

# Bernard Skinner



- Spacious first floor apartment
- Two bedrooms
- Stunning landscaped gardens
- Garage in a block

## 14 Newlands Court, Footscray Road, Eltham, SE9 2SS

Guide Price £390,000

Situated within a sought-after development, this well presented first floor two bedroom apartment is very conveniently located a few hundred yards from Eltham High Street and three quarters of a mile and a mile respectively from Eltham and New Eltham stations. With a sizeable living room/dining area with triple aspect, doors to a spacious balcony from both the living room and 14' 9" x 12' master bedroom, there are stunning landscaped grounds surrounding the development and the benefit of a garage in a block.

Tenure: Leasehold - 126 years remaining - expires 25th June 2150  
Buildings Insurance - £496.76 pa

Service charge - year ending April 2023 - £2,100 pa  
Ground rent: Peppercorn





## Property Description

### COMMUNAL ENTRANCE HALL

Stairs to first floor

### PERSONAL ENTRANCE HALL

Front door, two storage cupboards, radiator, laminate flooring

### LOUNGE/DINER

25' 4" narrowing to 16'6" x 11' 9" narrowing to 8'3" (7.72m x 3.58m) Double glazed windows providing triple aspect, double glazed door to balcony, two radiators, laminate flooring.

### KITCHEN

11' 6" x 6' 4" (3.51m x 1.93m) Double glazed window to front, fitted wall and base units with granite worksurfaces, freestanding oven and hob with stainless steel chimney hood over, space for washing machine and fridge freezer, 1.5 bowl sink unit, tiled flooring.

### BEDROOM 1

14' 9" x 12' 0" (4.5m x 3.66m) Double glazed window to front, door to balcony, radiator, laminate flooring.

### BEDROOM 2

9' 9" x 9' 1" (2.97m x 2.77m) Double glazed window to front, radiator, laminate flooring





## BATHROOM

8' 7" x 6' 4" (2.62m x 1.93m) Two double glazed windows to rear, white suite comprising panelled bath with mixer tap and shower attachment, wash basin, w.c, radiator, part tiled walls, tiled flooring.

## OUTSIDE

Landscaped communal gardens surround the development

Garage in block no.16

Tenure: Leasehold

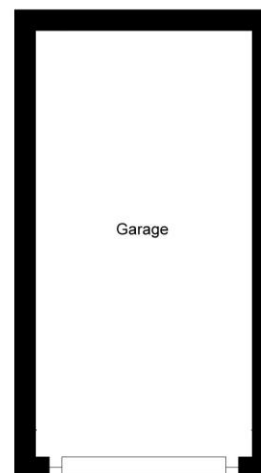
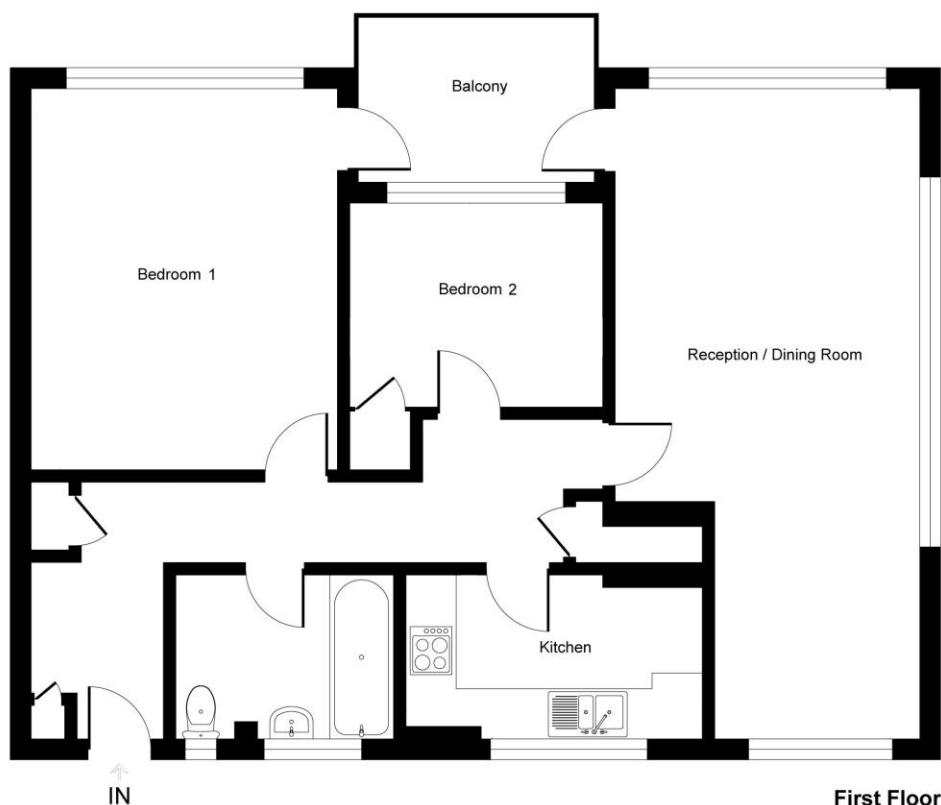
Council Tax band: 'C' - £1,612.65 as of 1st April 2023





## Newlands Court, SE9

Approximate Gross Internal Area = 78 sq m / 840 sq ft  
Approximate Garage Internal Area = 13 sq m / 142 sq ft  
Approximate Total Internal Area = 91 sq m / 982 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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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