

Bernard Skinner



- Quiet and private gated community
- 2 Bedroom first floor apartment
- Contemporary fittings
- 0.7 Miles Kidbrooke station

Flat 2, 10 Mulberry Place, Pinnell Road, Eltham, SE9 6AR

Guide Price £350,000

Situated in a private, quiet, gated community, this contemporary two bedroom first floor apartment provides light and airy accommodation with open plan living space in a convenient location within 0.7 miles of Kidbrooke station, taking 18 minutes to London Bridge. Located in a converted commercial premises, the property benefits from a modern interior with stylish kitchen and bathroom fittings, integrated appliances and fitted wardrobes to both bedrooms, there is underfloor heating throughout and allocated parking. With local shops immediately to hand and half a mile from extensive green space at Sutcliffe Park with its sports centre and athletics track. Kidbrooke Village provides variety of amenities and is within 0.7 miles.



Property Description

COMMUNAL ENTRANCE

Meter cupboard, stairs leading to first floor.

FIRST FLOOR

ENTRANCE HALL

Front door, storage cupboard, laminate flooring, underfloor heating.

LOUNGE

13' 5" x 9' 5" (4.09m x 2.87m) Picture window to front, laminate flooring, underfloor heating, open plan to:-

KITCHEN

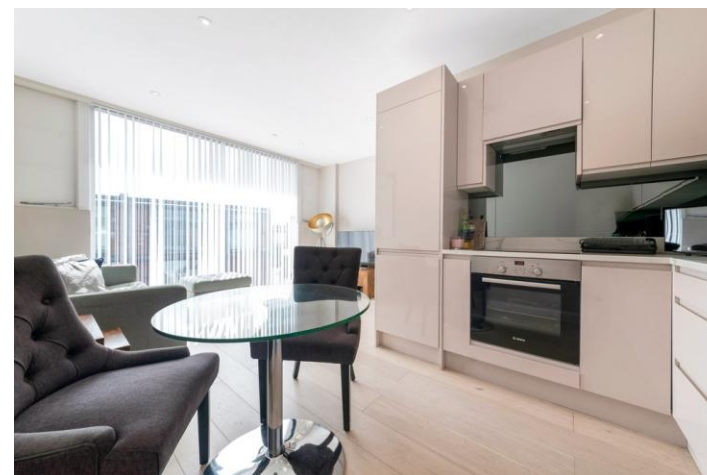
9' x 8' 1" (2.74m x 2.46m) Grey gloss wall and base units, with built in oven, hob and cooker hood, integrated dishwasher, fridge and freezer, granite worksurfaces with inset sink unit, laminate flooring, underfloor heating.

BEDROOM 1

13' 3" to wardrobe, narrowing to 9' 8" x 9' 8" narrowing to 6' 4" (4.04m x 2.95m) Double glazed window to rear, built in wardrobe to one wall with storage above, fitted carpet, underfloor heating.

BEDROOM 2

9' 8" x 8' 2" (2.95m x 2.49m) Double glazed picture window to front, built in wardrobe, fitted carpet, underfloor heating.





BATHROOM

9' 6" x 5' 5" (2.9m x 1.65m) Double glazed window to rear, white suite comprising bath with mixer tap and shower over, glass shower screen, wash basin, wc, fully tiled walls and floor, heated towel rail, mirrored storage cupboard, underfloor heating, cupboard housing plumbing for washing machine and wall mounted boiler.

OUTSIDE

Secured gated entrance, allocated parking.



Preliminary detail - awaiting validation.

Tenure: Leasehold

Lease: 125 years from 1/6/2018 - 120 years remaining

Service charge: £1,200pa as at year ending Dec 2023 - reviewed annually

Ground rent: £300.00 p.a.

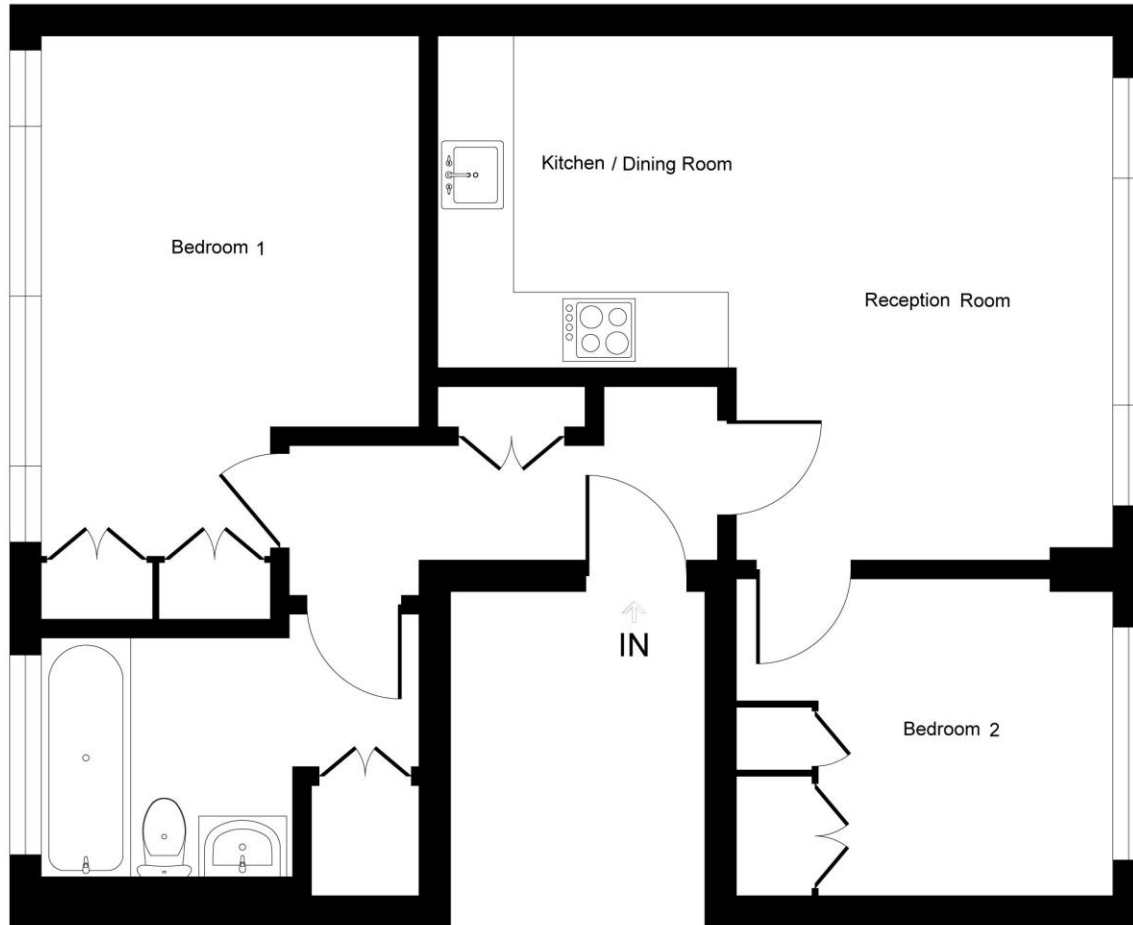


Buildings Insurance: TBC

Council tax band: C

Mulberry Place, Pinnell Road, SE9

Approximate Gross Internal Area = 51 sq m / 554 sq ft



First 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

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