

Bernard Skinner



3 Karen Court, Eltham Green, Eltham, SE9 5LA

Guide Price £325,000 - £350,000

- Spacious ground floor flat
- Two double bedrooms
- No onward chain
- Gardens front and rear

A spacious two double bedroom ground floor flat with own gardens front and rear, offered with no onward chain. Situated 0.8 miles from both Kidbrooke and Eltham stations which offer regular services to London Bridge, Cannon Street, London Victoria, Waterloo East and Charing Cross. The property offers the opportunity to update to own taste which is reflected in the price and has the benefit of a long lease, share of freehold and no service charge. With Harris Academy secondary school within a few hundred yards and, Eltham Hill secondary girls school around half a mile away and Ealdham primary school 0.4 miles away, the property is on a Conservation area within easy access of the South Circular. Take a look, we hold keys.

Tenure: Share of freehold

Lease: 999 years from 25/3/61 - 937 years remaining

No service charge or ground rent



Property Description

ENTRANCE HALL

Front door, doors to kitchen and living room.

LOUNGE

16' 10" x 11' 4" (5.13m x 3.45m) Double glazed window to front, radiator, parquet flooring.

KITCHEN

11' 10" x 8' 6" (3.61m x 2.59m) Double glazed windows to front and side, wall and base units, sink unit, space for washing machine, cooker hood, cupboard housing lagged cylinder and water tank

SPACIOUS INNER HALLWAY

Doors to both bedrooms and bathroom, understairs cupboard, newly fitted carpet.

BEDROOM 1

12' x 10' (3.66m x 3.05m) Double glazed window to rear, radiator, newly fitted carpet.

BEDROOM 2

11' 5" including wardrobe space x 9' 10" (3.48m x 3m) Double glazed window to rear, radiator, fitted wardrobe, newly fitted carpet.

BATHROOM

8' 10" x 5' 6" (2.69m x 1.68m) Double glazed window to side, suite comprising panelled bath, pedestal wash basin, wc., radiator





OUTSIDE

The rear garden measures approximately 47', lawned area, established shrubs, flower borders, timber shed, gated access shared with first floor flat

Front garden with lawned area, flower borders, outside tap

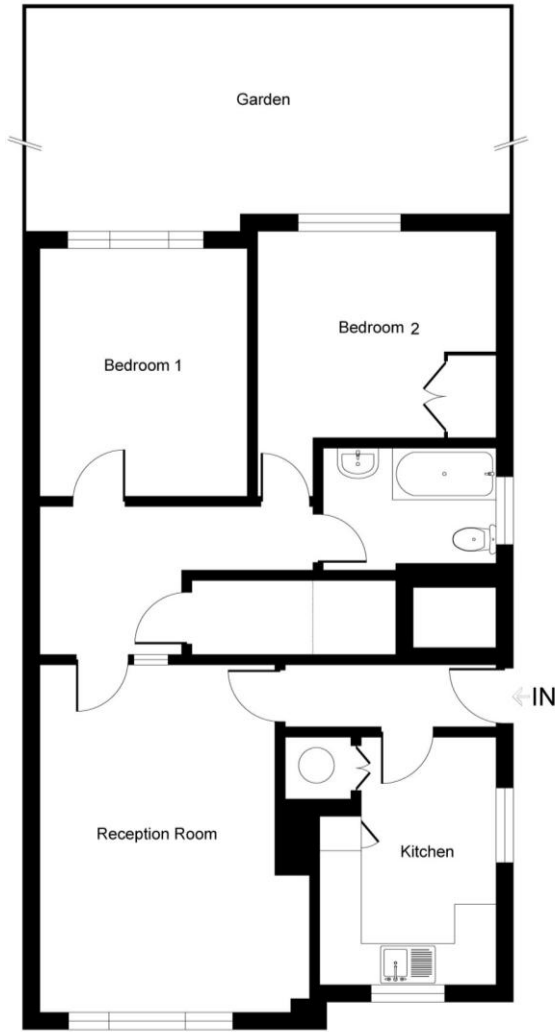
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Council tax band: C

Eltham Green, SE9

Approximate Gross Internal Area = 73 sq m / 789 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 55 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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