

Bernard Skinner



36 Friars Mews, Eltham, SE9 1HR

Guide Price £385,000

- Retirement development
- Close to High Street
- Two bedroom bungalow
- No chain

Conveniently located within a few hundred yards of Eltham High Street and Eltham station around half a mile or so, this is an opportunity to purchase and end of terrace bungalow within this highly regarded retirement development (over 60's only). With well-tended and mature grounds, the property is offered with no onward chain and at the end of a terrace of four bungalows, there is the use of the patio area directly to the rear of the property and plenty of residents parking. With two bedrooms and a wetroom, there is gas central heating and upvc double glazing.

Service charge y/e 1/4/25 £263.01 pcm



Property Description

PORCH

Front door, radiator.

LIVING ROOM

14' 0" x 13' 1" (4.27m x 3.99m) UPVC window to front, fitted carpet, two radiators

INNER HALL

Two built in cupboards, loft access, fitted carpet, radiator

KITCHEN

9' 4" x 9' 1" (2.84m x 2.77m) UPVC window to front and part glazed UPVC door to side, fitted wall and base units, built in oven and hob with hood over, space for fridge freezer, washing machine and dish washer, stainless steel sink unit, wall mounted boiler, radiator, vinyl flooring.

BEDROOM 1

15' 0" furthest point x 12' 4" (4.57m x 3.76m) Two UPVC windows to rear, built in wardrobe, radiator, fitted carpet.

BEDROOM 2

11' 9" widest point x 9' 7" (3.58m x 2.92m) UPVC window to rear, radiator, fitted carpet

WET ROOM

UPVC window to side, white suite comprising wash basin and w.c, shower unit, heated towel rail, fully tiled walls.





OUTSIDE

Landscaped communal gardens surround the development, use of patio area to rear of property.

Residents parking

Communal laundry room

Tenure: Freehold

Council Tax Band: D

Friars Mews, SE9

Approximate Gross Internal Area = 64.7 sq m / 696 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	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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