

# Bernard Skinner



Flat 47 Southend House, 141 Footscray Road, Eltham, SE9 2TA

Guide Price £225,000

- Well presented retirement flat
- Two bedrooms
- Stylish kitchen and shower room
- Residents lounge

Situated on the top floor (2nd), this two bedroom retirement flat (55 year olds and over) enjoys an open aspect of a private sportsfield from the spacious living room. The front of the property has sunny South facing aspect and overlooks the well tended landscaped gardens and there is a stylishly fitted kitchen and shower room. The complex benefits from a lift, residents lounge, 24 hour warden alarm/intercom system and an onsite scheme manager. With bus stops immediately to hand which serve Eltham and New Eltham High Street for easier access to shops and restaurants. Residents parking is available. No onward chain, why not take a look.



## Property Description

### GATED ENTRANCE

Entryphone

### COMMUNAL ENTRANCE

Lift and stairs leading to first and second floors

### PERSONAL ENTRANCE HALL

Fire rated front door, two built in cupboards, one housing hot water cylinder, electric heater, doors to all rooms:-

### LOUNGE

19' 8" narrowing 9' 7" x 11' 9" 8' 9" (5.99m x 3.58m) Upvc window to rear, two electric heaters, wooden fire surround with marble inset and hearth, fitted carpet

### KITCHEN

9' 6" x 7' 0" (2.9m x 2.13m) Upvc window to side, white gloss wall and base units, work surfaces, built in oven, hob and cooker hood over, breakfast bar, washing machine and fridge freezer to remain, stainless steel sink unit, part tiled walls, vinyl flooring

### BEDROOM 1

11' 6" into recess x 10' 9" (3.51m x 3.28m) Upvc window to side, electric heater, fitted carpet

### BEDROOM 2

7' 8" x 6' 5" (2.34m x 1.96m) Upvc window to side, electric heater, fitted carpet





### SHOWER ROOM

6' 7" x 5' 8" (2.01m x 1.73m) Upvc window to side, white suite comprising wash basin with storage under, shower unit, w.c, fully tiled walls, vinyl flooring

### OUTSIDE

Landscaped communal gardens

Residents parking

Tenure: Leasehold

Lease: 999 years from 25th December 1986

Remaining lease: 961 years

Service charge: Year end 31/03/25 - £3,466.20pa

Ground rent: Quit rent £1pa

Council Tax Band: C

# Southend House, Footscray Road, SE9

Total area: Approx. 595.5 sq. feet (55.3sq metres)



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	71 C	77 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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