

Bernard Skinner



- One bedroom first floor flat
- Right in the centre of Mottingham Village
- Ideal first purchase/investment
- Secure parking

Flat 4, 31 Mottingham Road, Mottingham, SE9 4QZ

Guide Price £200,000

Ideal first time purchase/investment, this one bedroom, first floor flat in a small, purpose built block is right in the centre of Mottingham Village with it's selection of shops and cafe's and within half a mile of Mottingham station. Offered with secure parking and a balcony, the property benefits from an entryphone system and useful external built in store cupboard. Why not take a look and see for yourself!



Property Description

COMMUNAL ENTRANCE

Entryphone, stairs to first floor

ENTRANCE HALL

Front door, entryphone, wood flooring.

LIVING ROOM

14' 6" x 8' narrowing to 7'9 4" (4.42m x 2.54m)
Upvc patio doors to balcony, built in cupboard, warm air vent, wood flooring.

KITCHEN

10' x 6' (3.05m x 1.83m) Upvc window, white gloss wall and base units, built in oven, hob and stainless steel chimney hood, space for washing machine, stainless steel sink unit, cupboard housing boiler, tiled floor.

BEDROOM

9' 10" x 7' 1" (3m x 2.16m) Upvc fanlight window, built in wardrobe and cupboards to one wall, warm air vent, wood flooring.

BATHROOM

Upvc fanlight window, white suite comprising panelled bath with mixer tap and handshower, pedestal wash basin, wc., part tiled walls, electric heater, tiled floor.





OUTSIDE

Secure parking area to the rear

Personal store cupboard

Lease: 125 years from 24/1/88 - 89 years remaining

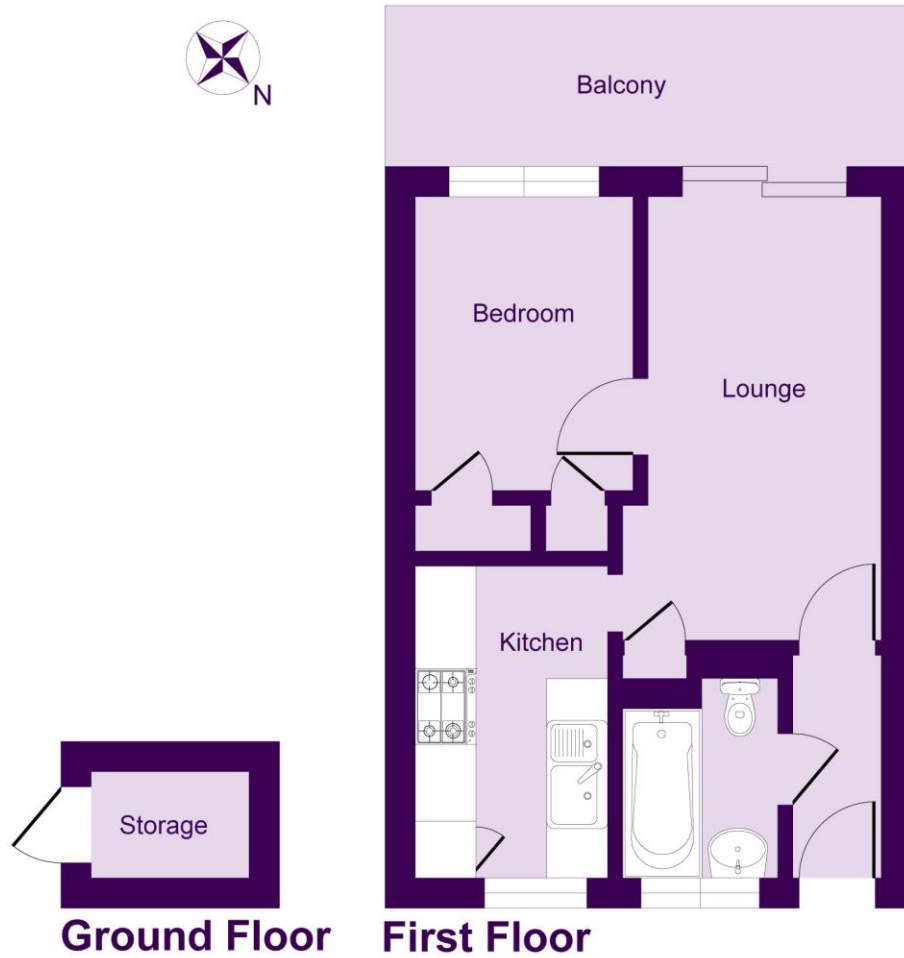
Service charge: 603.50 pa to year end 31/3/25

Ground Rent: £10 P.A.



Mottingham Road, SE9

Total area: Approx. 350.8 sq. feet (32.5 sq 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	76 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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