

# Bernard Skinner



45 Southend House, 141 Footscray Road, Eltham, SE9 2TA Guide price £150,000 - £175,000

- 1 Bedroom retirement flat
- 2nd floor (lift access)
- Residents lounge
- On site manager

Guide price £150,000-£175,000. Situated on the top floor (2nd), this one bedroom retirement flat (originally two bedrooms and could be reverted back) enjoys an open aspect of a private sportsfield from the spacious living room. The front of the property has a sunny, South facing aspect and overlooks the well tended landscaped gardens. The complex benefits from a lift, residents lounge, 24 hour alarm/entryphone 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, New Eltham station is 0.8 miles. Residents parking and no onward chain, why not take a look.





## Property Description

### SECURE GATED ENTRANCE

Entryphone system

### COMMUNAL ENTRANCE

Lift and stairs leading to first and second floors

### PERSONAL ENTRANCE HALL

UPVC front door, two built in cupboards, one housing hot water cylinder and metres, entryphone, doors to all rooms:-

### LOUNGE

17' 8" x 10' 5" (5.38m x 3.18m) Upvc window to rear, electric storage heater, fitted carpet.

### KITCHEN

8' 6" x 6' 2" (2.59m x 1.88m) Upvc window to rear, fitted wall and base units, work surfaces, built in oven and hob with extractor hood, stainless steel sink unit, space for washing machine and undercounter fridge/freezer, part tiled walls, vinyl flooring.

### BEDROOM

19' 1" x 7' 9" (5.82m x 2.36m) Double aspect room with upvc windows to front and rear, built in wardrobe, electric storage heater, fitted carpet.

### SHOWER ROOM

6' 10" x 5' 5" (2.08m x 1.65m) Upvc window to front, white suite comprising double shower unit with glass screen and door, wash basin and w.c., fully tiled walls, vinyl flooring.

### OUTSIDE

Landscaped communal gardens.





Residents parking.

Preliminary details - awaiting validation.

#### MATERIAL INFORMATION

Tenure: Leasehold

Lease: 999 years from 25th December 1986

Service charge: Year end 31/03/2025 - TBC

Ground rent: Quit rent £1p.a.

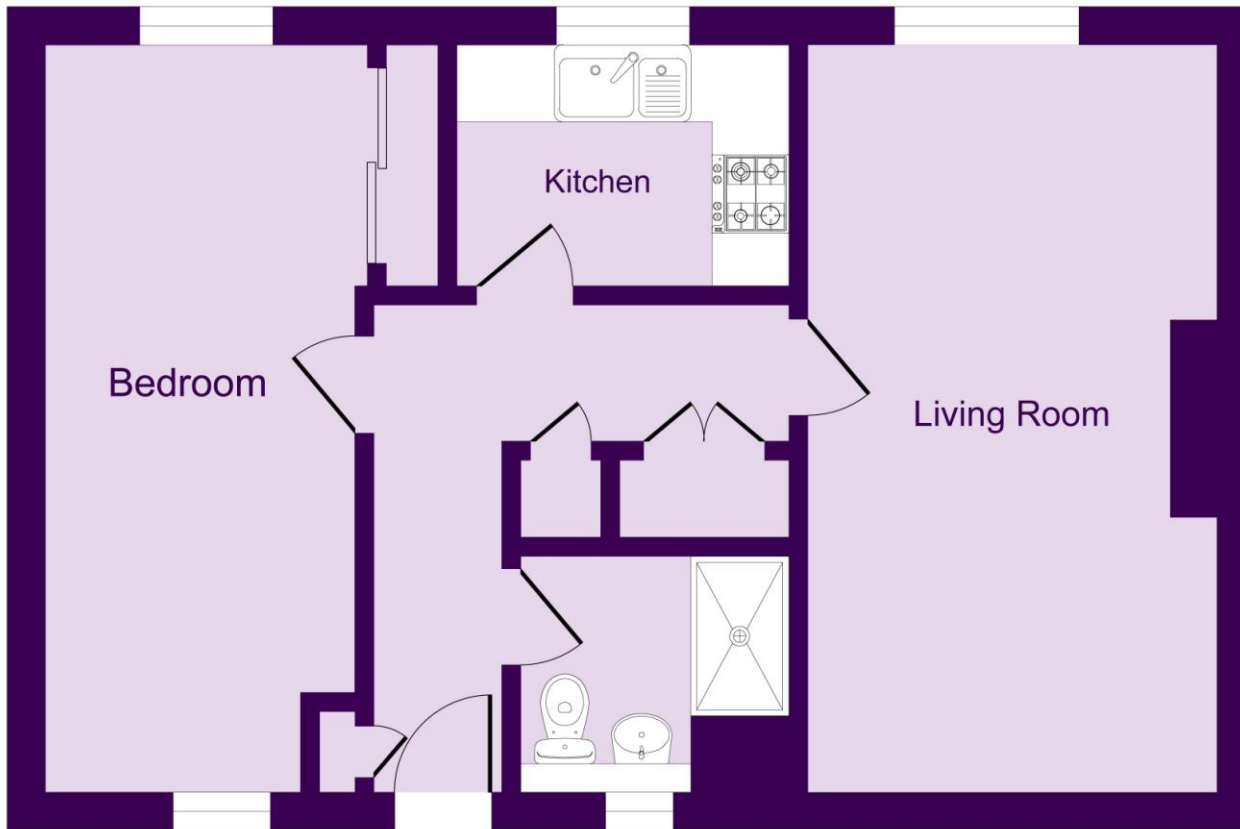
Council tax band: B





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Total area: Approx. 573.5 sq. feet (53.2 sq metres)



## Second 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	74 C	78 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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