

Bernard Skinner



4 Brecon Court, Greenacres, North Park, Eltham, SE9 5BG

Guide Price £425,000

- Highly regarded development
- Two double bedrooms
- First floor
- Landscaped gardens

Situated within this highly regarded development within a third of a mile of Eltham High Street, on one of Eltham's most prestigious roads, these substantial apartments, we feel are hard to match for location and space. This spacious two double bedroom first floor flat, in the current household for 25 years, has the benefit of share of freehold and a very long lease. With two reception areas and an archway from the kitchen to the dining area, the property benefits from a South facing balcony. With well-tended, landscaped gardens surrounding the development and a garage in a block, Eltham station is 0.8 miles away. Why not take a look!



Property Description

COMMUNAL ENTRANCE

Entryphone system, stairs leading to 1st floor

ENTRANCE HALL

Part glazed front door, entry phone, storage cupboard, fitted carpet.

LOUNGE

16' x 15' 9" narrowing to 11' 5" (4.88m x 4.8m) Double glazed windows to rear, radiator, fitted carpet, part glazed door to balcony.

DINING ROOM

14' 5" x 10' 3" (4.39m x 3.12m) Double glazed window to front, built in storage cupboard, radiator, fitted carpet, archway to:-

KITCHEN

10' 9" x 7' 5" (3.28m x 2.26m) Double glazed window to front, fitted wall and base units, built in oven and hob with hood over, space for washing machine, space for under-counter fridge and freezer, part tiled walls, stainless steel sink unit, wall mounted boiler, vinyl flooring.

INNER LOBBY

Cupboard, fitted carpet.

BEDROOM 1

12' 2" into wardrobe x 10' 10" (3.71m x 3.3m) Double glazed window to rear, fitted wardrobes, radiator and fitted carpet.

BEDROOM 2

12' 5" x 10' 7" (3.78m x 3.23m) Double glazed window to front, built in cupboard radiator and fitted carpet.





SHOWER ROOM

5' 10" x 5' 9" (1.78m x 1.75m) Walk-in shower unit, wash basin, fully tiled walls, vinyl flooring.

SEPERATE W.C.

5' 11" x 2' 8" (1.8m x 0.81m) W.C., fully tiled walls, vinyl flooring.

BALCONY

15' 5" x 3' 5" (4.7m x 1.04m) South facing balcony over looking the very well kept communal grounds.



OUTSIDE

Landscaped communal gardens surround the development

Garage in a block No:41

Residents permit parking

MATERIAL INFORMATION

Tenure: Share of freehold

Lease 999 years from 25th March 1995 - 970 years remaining.

Service Charge as at 23rd June 2024 - £2,209.16 pa

Ground Rent: Peppercorn

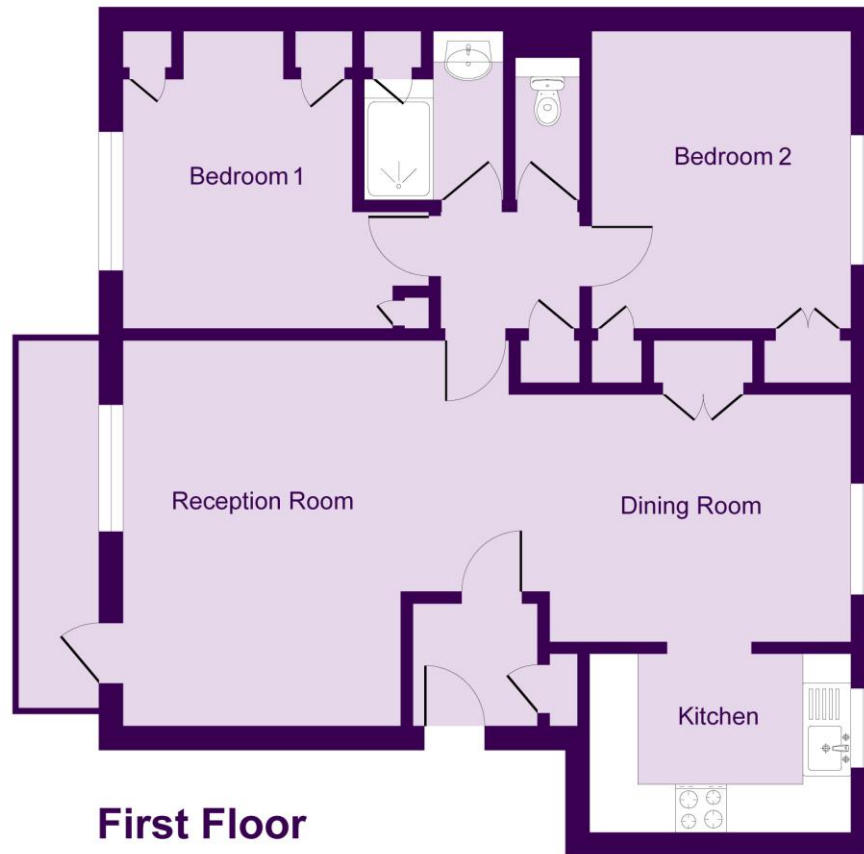
Council Tax Band: D - £1,920.36

Preliminary detail awaiting validation.



Brecon Court, SE9

Total area: Approx. 917.6 sq. feet (85.2sq metres)



First 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.
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Highest broadband speed available: 107 Mbps
Download & 20Mbps Upload with Openreach.
Checked on checker.ofcom.org.uk

Mobile indoor service - Three show likely service and Vodafone, EE and O2 limited for voice and for data
Three show likely service and Vodafone, EE and O2 limited. Checked on checker.ofcom.org.uk

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