

Bernard Skinner



7 Brecon Court, Greenacres, North Park, Eltham, SE9 5BG Guide Price £315,000 - £335,000

- Ground Floor Flat
- Two Double Bedrooms
- No onward chain
- Update to own taste

One owner since built! Take a look at this exceptionally spacious two bedroom ground floor flat situated at sought after Greenacres with it's landscaped gardens and tranquil location, within a few hundred yards of Eltham High Street. Offering an opportunity to update to own taste, there is a substantial lounge and dining area with door leading to balcony with sunny, Southerly aspect, two double bedrooms, wetroom with seperate w.c. Additional benefits include gas radiator central heating, double glazing, entryphone, garage in block and no onward chain. Ideally suit first time buyers or considering a downsize and still want the space, just not so many rooms! TAKE A LOOK, we hold keys!

Lease: 999 years from 25/03/95 Share of Freehold Ground Rent:Peppercorn Service charge: as at 24/12/19 £1667.28 P.A.



Property Description

COMMUNAL ENTRANCE

PERSONAL ENTRANCE HALL

Entryphone, built in cupboard, fitted carpet.

LOUNGE

16' 3" x 15' 1" (4.95m x 4.6m) Double glazed window and door to balcony, radiator, fitted carpet, through to:-

DINING AREA

14' 7" x 8' 8" (4.44m x 2.64m) Double glazed window to front, radiator, fitted carpet.

KITCHEN

8' 2" x 7' 11" (2.49m x 2.41m) Double glazed window to front, wall and base units, built in oven and hob and cooker hood, wall mounted boiler, vinyl flooring.

INNER HALLWAY

Built in cupboard.

BEDROOM 1

12' x 10' 5" (3.66m x 3.18m) Double glazed window to rear, built in cupboard, radiator, fitted carpet.





BEDROOM 2

10' 5" x 10' (3.18m x 3.05m) Double glazed window to front, radiator, built in cupboards, fitted carpet.

WETROOM

Shower area, wash basin, radiator.

SEPARATE WC.



OUTSIDE

Landscaped gardens surround the development.

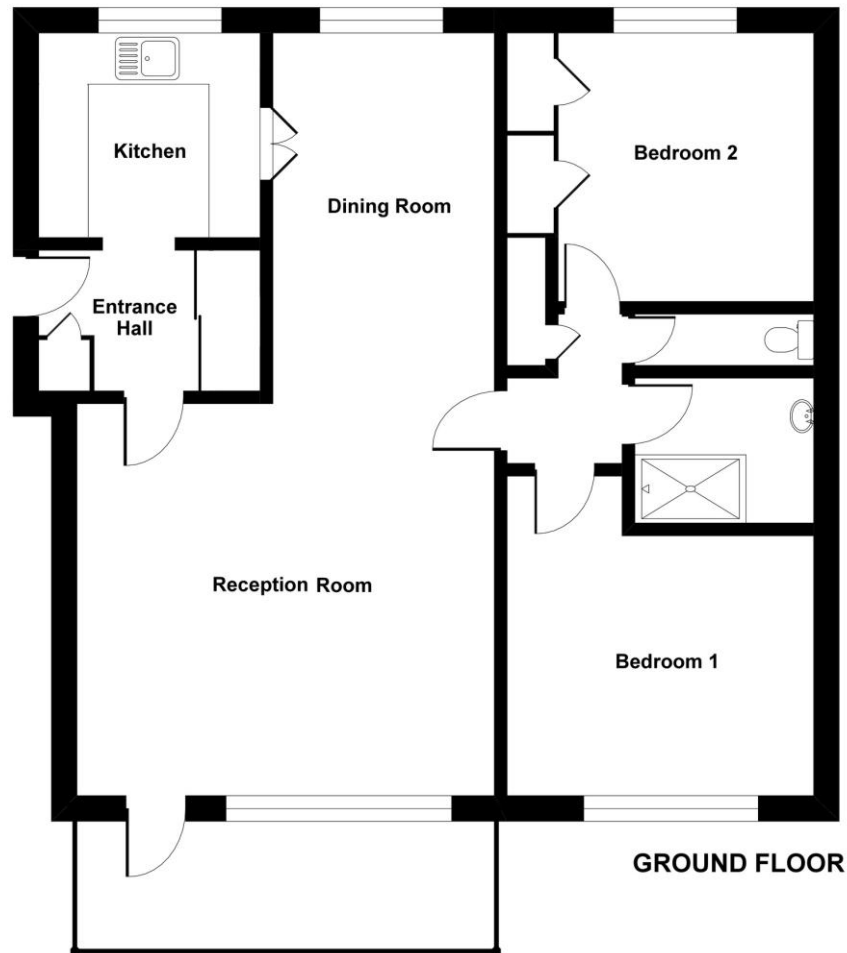
Garage in block no:6 with electric door.



Brecon Court, Greenacres, Eltham SE9

Approximate Area = 881 sq ft / 81.8 sq m

For identification only - Not to scale

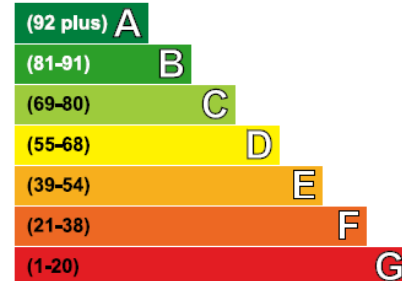


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Bernard Skinner. REF: 576291

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	80

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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