

Bernard Skinner



38 The Mound, William Barefoot Drive, Eltham, SE9 3AZ

Guide Price £225,000 - £235,000

- Top Floor Flat
- Two Bedrooms
- Spacious Lounge/Balcony
- Fitted Kitchen

Ideal for 1st time buyers and buy to let investors, this two bedroom flat is handily placed for access to Chislehurst High Street and Mottingham village, between them offering a selection of shops, restaurants and bars, around three-quarters of a mile away and with New Eltham station about a mile away. Offering two good sized bedrooms, dual aspect lounge with access to an enclosed balcony, a fitted kitchen and bathroom with separate wc. With added benefit of upvc double glazing, gas central heating and entry phone system - this super flat is ready and waiting to move into and enjoy.

Lease: 125 years from 28/11/1988

Service Charge: £911.00 Year ending 31/03/2021

Ground Rent: Peppercorn



Property Description

COMMUNAL ENTRANCE

Entryphone system, communal balcony to front door

ENTRANCE HALL

Spacious L-shaped hallway with two radiators, two store cupboards, meter cupboard, laminate flooring

LOUNGE

17' 0" x 11' 0" into recess (5.18m x 3.35m) Double glazed windows to front and side, radiator, fireplace with gas coal effect fire, laminate flooring, door to enclosed balcony with double glazed window, overlooking grounds.

KITCHEN

11' 0" x 9' 6" (3.35m x 2.9m) Double glazed window to front, Beech style fitted wall and base units with work surfaces and stainless steel 1.5 bowl sink unit, built-in oven and hob, space for fridge/freezer, washing machine, cupboard housing boiler, part tiled walls, laminate flooring



BEDROOM 1

14' 0" x 10' 0" (4.27m x 3.05m) Double glazed window to side, radiator, built in cupboard, fitted carpet.



BEDROOM 2

11' 3" x 7' 0" (3.43m x 2.13m) Double glazed window to side overlooking balcony, radiator, fitted carpet

BATHROOM

Double glazed window to rear, white suite comprising panelled bath with mixer tap and shower attachment, wash basin with storage under, chrome towel rail, part tiled walls, tiled flooring



SEPARATE WC

Double glazed window to rear, w.c, tiled flooring

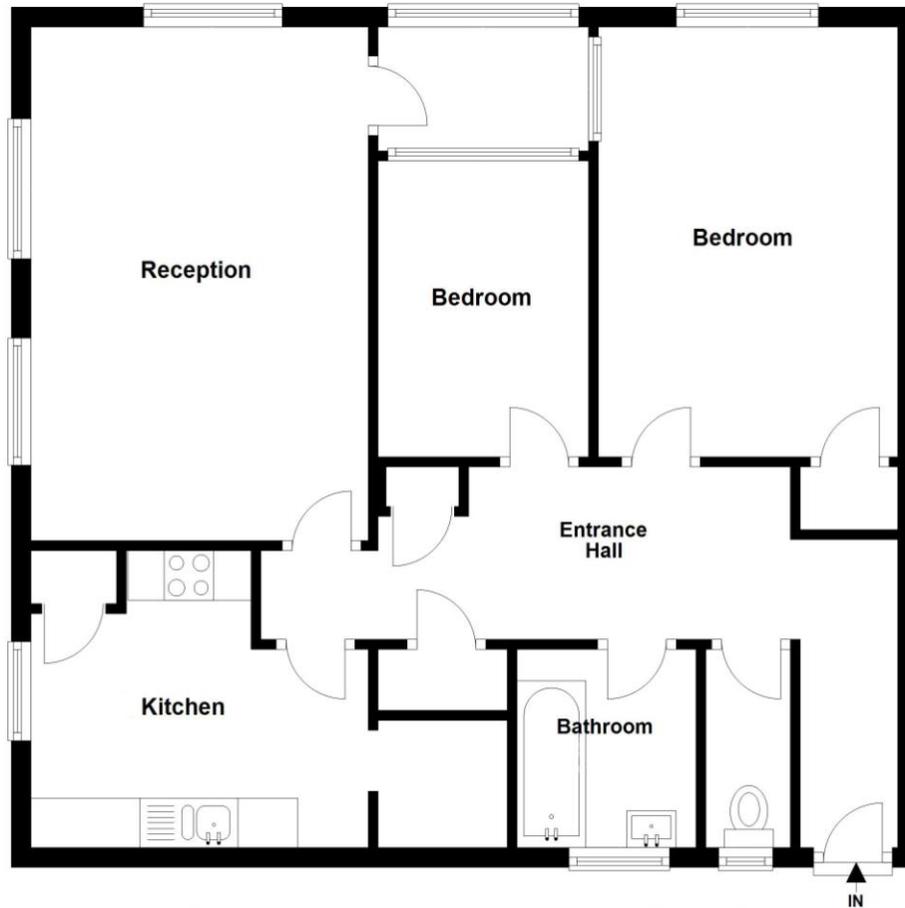
OUTSIDE

An outside storage shed (number 38).



Second Floor

Approx. 74.0 sq. metres (796.7 sq. feet)



Total area: approx. 74.0 sq. metres (796.7 sq. feet)

The Mound, Eltham

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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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