

# Bernard Skinner



## 60 Marlowe Gardens, Eltham, SE9 1AD

Guide Price £250,000 - £260,000

- Purpose built two bedroom flat
- Replacement roof 2020
- No onward chain
- Allocated parking

Take note, Investors and first time buyers! ideal opportunity to purchase this spacious, two double bedroom flat, with all rooms leading from the hallway, in the most convenient of locations with the High Street immediately to hand and Eltham station just over half a mile away. Situated on the second floor within one of the blocks at this popular development, facing onto a green with leafy outlook, providing plenty of shade in the summer months, there is an entryphone system, no onward chain and new roof in 2020. With the benefit of a long lease, share of freehold and allocated parking, the property reflects in the price the somewhat dated fixtures and fittings!

Share of freehold Lease: 999 years from 25/03/1990

Service charge: £1,400 as at year ending 31/12/20

Ground Rent: Peppercorn

## Property Description

### SECOND FLOOR

#### ENTRANCE HALL

Entryphone, built in cupboard, airing cupboard, fitted carpet, electric heater.

#### LOUNGE

16' 8" x 10' 7" (5.08m x 3.23m) Double glazed windows to front and side, wall lights, fitted carpet, electric heater.

#### KITCHEN

9' 6" x 7' 4" (2.9m x 2.24m) Double glazed window to rear, fitted wall and base units, worksurfaces, built in oven, hob and hood, stainless steel sink unit, space for washing machine and under counter fridge/freezer, part tiled walls, tiled flooring.

#### BEDROOM 1

13' 6" x 9' 4" (4.11m x 2.84m) Double glazed window to rear, fitted carpet, electric heater.

#### BEDROOM 2

12' 5" x 8' 4" (3.78m x 2.54m) Double glazed window to rear, fitted carpet, electric heater.





#### BATHROOM

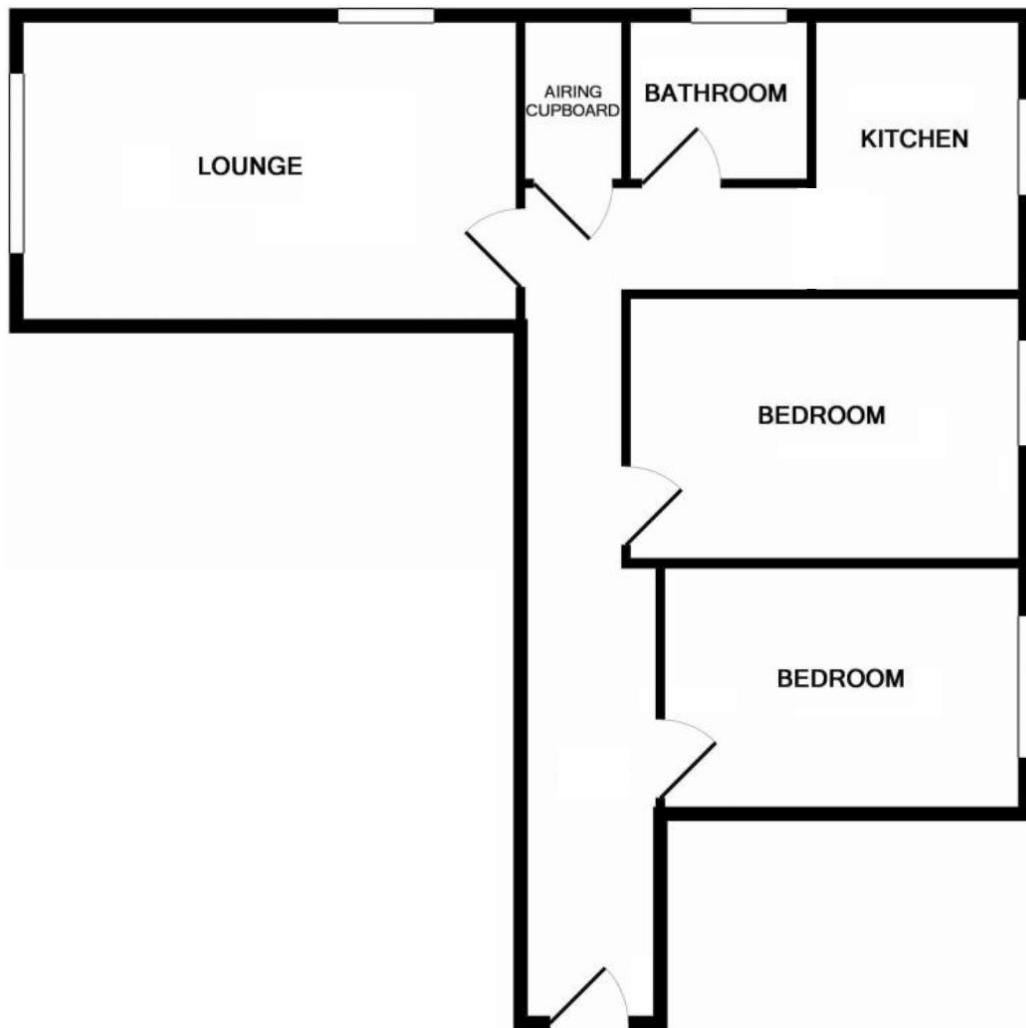
6' 3" x 6' 1" (1.91m x 1.85m) Double glazed window to side, white suite comprising corner jacuzzi bath, w.c., wash basin, fully tiled walls, wood flooring.

#### OUTSIDE

Well tended communal grounds

Allocated parking space number 66.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D		
39-54	E		49   e
21-38	F		
1-20	G		

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