

Bernard Skinner



8 Laburnum Place, 9 Elderslie Road, Eltham Park, SE9 1UJ

Guide Price £250,000

- Share of Freehold
- One Bedroom Flat
- First floor
- Garage in block

SHARE OF FREEHOLD. Ideal FIRST PURCHASE/INVESTMENT - Super, light and airy one bedroom first floor flat within a small block with entryphone, well kept gardens, garage in block and share of freehold. Situated in sought after Eltham Park with acres of parkland leading to ancient woods close to hand, the High Street about half a mile or so and Eltham station just under a mile away.

Lease: 125 years from 3/3/1982

Service charge: £900 for the year ending 31/3/2020

Share of Freehold



Property Description

COMMUNAL ENTRANCE

Stairs to first floor

ENTRANCE HALL

Front door, storage cupboard, radiator, fitted carpet

LOUNGE/DINER

18' 4" x 10' 11" into recess (5.59m x 3.33m)
Double glazed windows to rear and side,
radiator, fitted carpet

KITCHEN

7' 3" x 6' 10" (2.21m x 2.08m) Double glazed window to rear, fitted wall and base units with work surfaces, space for fridge freezer and washing machine, stainless steel sink unit, built in hob and oven with stainless steel chimney hood, wall mounted boiler, tiled flooring



BEDROOM 1

13' 10" including wardrobe x 9' 3" (4.22m x 2.82m) Double glazed window to rear, built in wardrobe, radiator, fitted carpet



BATHROOM

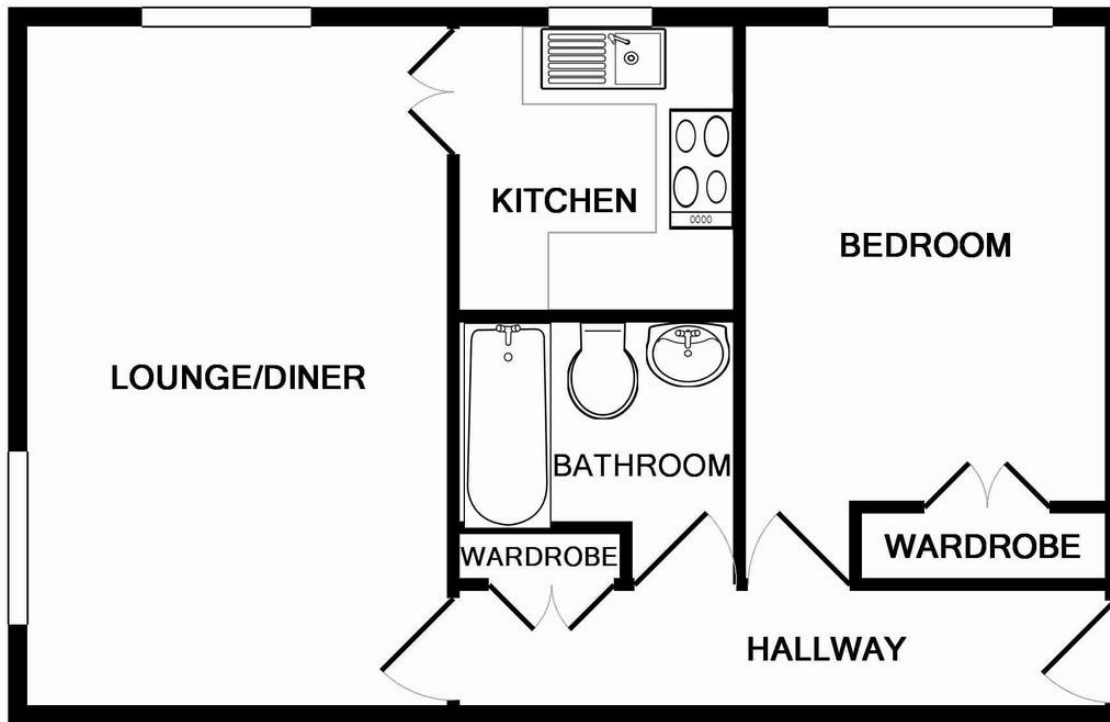
7' 1" x 5' 3" (2.16m x 1.6m) White suite comprising: panelled bath with mixer tap and shower over, wash basin with storage under, w.c, chrome heated towel rail, tiled walls and flooring

OUTSIDE

Well tended and stocked communal grounds surrounding the block.



Garage in block to rear No.8



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
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	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