

Bernard Skinner



7 Ashcroft Court, Greenacres, North Park, Eltham, SE9 5BQ

Asking Price Of £350,000

- Well presented 2 bedroom flat
- Sought after development
- Ground floor
- No onward chain

Take a look at this exceptionally well presented and extremely spacious two double bedroom ground floor flat, situated at sought-after Greenacres with its landscaped gardens and tranquil location, within a few hundred yards of Eltham High Street. With a substantial lounge and dining area, with door to sunny balcony with Southerly aspect, the kitchen is fitted with white gloss units and there is a shower room and separate w.c. Offered with gas central heating and upvc double glazing with bespoke shutters, there is an entryphone system, a garage in a block and no onward chain. Ideally suited to first time buyers or those considering a downsize and still wanting plenty of space.

Share of freehold Lease: 999 years from 25/3/1995 Service charge: £1667.28 pa as at 25/3/21 Ground rent: Peppercorn



Property Description

COMMUNAL ENTRANCE HALL

Front door

ENTRANCE HALL

Built in double cupboard, two further storage cupboards, laminate flooring.

LOUNGE

16' x 15' (4.88m x 4.57m) Upvc window to rear with shutters, door to balcony, radiator, laminate flooring, open plan to:-

DINING AREA

14' 8" x 8' 8" (4.47m x 2.64m) Upvc window to front with shutters, radiator, laminate flooring.

KITCHEN

8' 3" x 8' 3" into recess (2.51m x 2.51m) Upvc window to front, white gloss wall and base units, 1.5 bowl sink unit, built in oven and hob, tiled walls and flooring.

INNER HALLWAY

Cupboard housing boiler.

BEDROOM 1

12' 3" x 10' 7" plus doorway (3.73m x 3.23m) Upvc window to rear with shutters, built in cupboard, radiator, laminate flooring.

BEDROOM 2

10' 8" x 9' 10" (3.25m x 3m) Upvc window to front with shutters, built in cupboard and wardrobe, radiator, laminate flooring.





SHOWER ROOM

Shower unit, wash basin with fitted storage, bidet, fully tiled walls, heated towel rail, tiled floor.

SEPARATE WC

Wc, wash basin, tiled walls and floor.

OUTSIDE

Extensive landscaped grounds surround the development

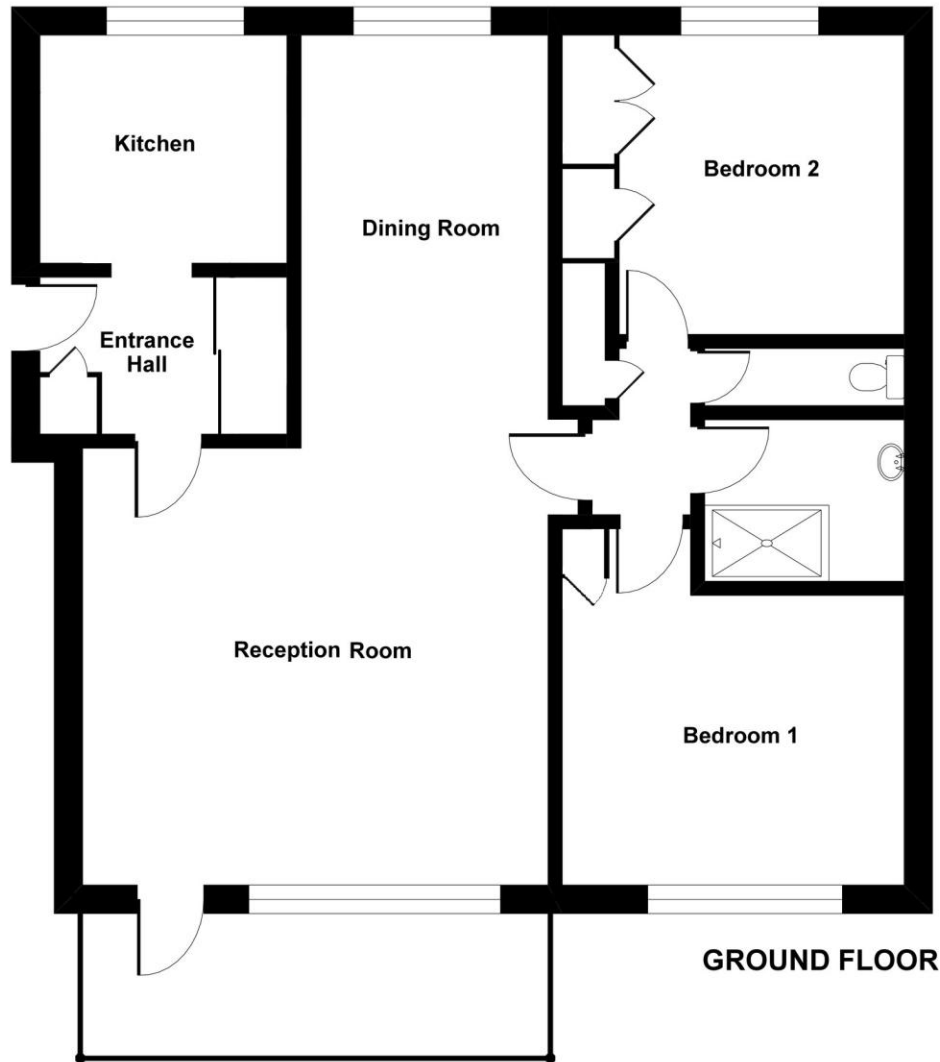
Garage in a block.



Greenacres, Eltham SE9

Approximate Area = 881 sq ft / 81.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 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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