

£1,395 pcm

Steynton Avenue, Bexley, Kent, DA5 3HG



- **SPACIOUS & WELL PRESENTED FLAT ABOVE A COMMERCIAL PREMISES**
- **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING & NEUTRAL DÉCOR THROUGHOUT**
- **GOOD SIZE LOUNGE / DINER WITH WINDOWS TO FRONT**
- **KITCHEN WITH WALL & BASE UNITS**
- **1 X LARGE DOUBLE & 1 X SMALLER DOUBLE SIZE BEDROOMS**
- **BATHROOM WITH ELECTRIC OVERBATH SHOWER**
- **REAR ENTRANCE WITH SMALL PRIVATE TERRACE**

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SPACIOUS & WELL PRESENTED FLAT ABOVE A COMMERCIAL PREMISES: UNFURNISHED

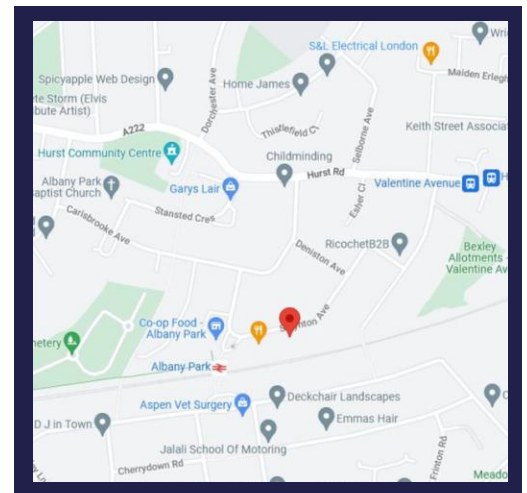
A spacious and well presented 2 bedroom flat above a commercial premises. Situated in a popular location in Bexley and close to all local amenities: local shops, schools, parks, restaurants, cafes, hairdressers, pub and local bus routes. The property also benefits from being a stone's throw (just 30 metres) from Albany Park mainline railway station (zone 5).

The property benefits from gas central heating with digital timer and TRVs to all radiators, UPVC double glazing and has a neutral décor throughout.

The accommodation comprises: Rear entrance with shared external stairway which leads to small private terrace with table and chair set. Own front door with security latch and visitor door viewer. Entrance hallway with shoe storage area. Good size lounge / diner with feature electric fireplace and 2 large windows to front with pleasing views.

Kitchen with wall and base units, work surfaces stainless steel sink with drainer, stainless steel cooker hood extractor to gas cooker, washing machine and undercounter fridge (with freezer compartment). 1 x Large double bedroom (13ft x 11ft) and 1 x smaller double bedroom (10ft6 x 8ft). Bathroom with hand basin bath with over bath electric shower and W.C. Spacious loft with extendable ladder which has been fully boarded to maximise storage space. Resident's "controlled parking zone" permits available from Bexley council for local street parking.

The property is available mid August. Restrictions: no pets, smokers, students or sharers.



Energy Efficiency Rating D.
(66/73) EIR 0/0

If you would like to view please contact Drewery Property Consultants on **020 8269 6600**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. None of the appliances/services have been tested by ourselves.

*Important - Admin fees apply per applicant. Please visit our website www.drewery.co.uk (information for tenants - Fees & other costs) or contact our staff.