

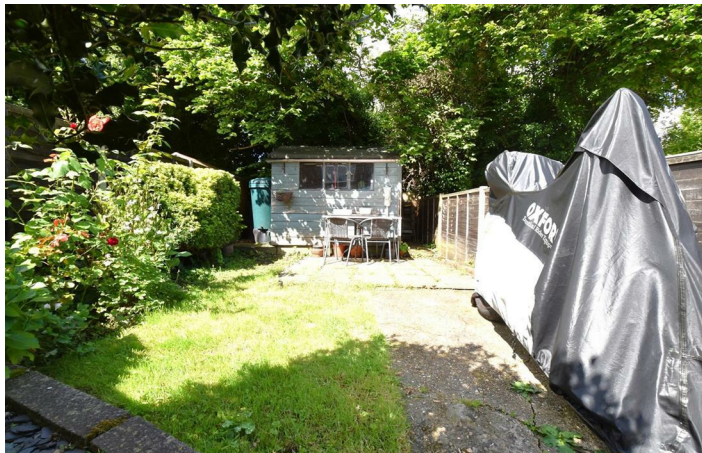


Robina Close, Bexleyheath
Offers In The Region Of £325,000 Leasehold



LONG LEASE Parris Residential are delighted to offer this lovely two DOUBLE bedroom first floor maisonette with private rear garden located in a quiet cul-de-sac on the Southside of Bexleyheath. The property is tastefully decorated throughout and benefits from having double glazed windows, a gas central heating system, modern gloss style fitted kitchen with built in oven with two ring gas & electric hob. The location is ideal for Bexleyheath train station, Danson Park, Bexleyheath shopping Broadway and of course Crook Log Sports centre. As an ideal first time buy or possible investment opportunity your inspection is highly recommended.

Leasehold - 933 years remaining | EPC Band C | Council tax Bexley Band : C | Ground rent £7.00 per annum | Service charge - 0.00



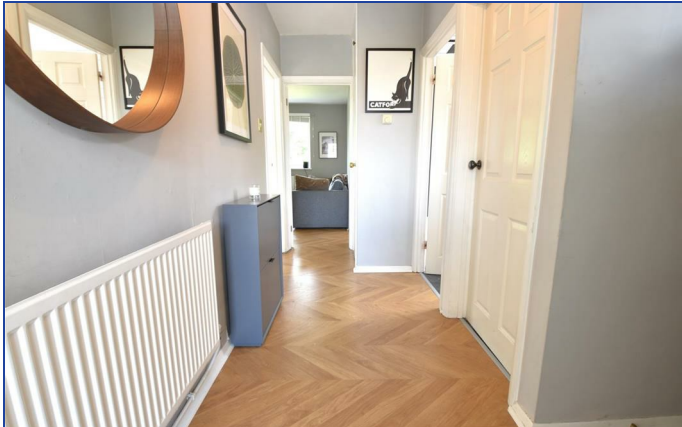
FIRST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



Entrance Hall

Lounge 13'6 x 12'2 (4.11m x 3.71m)

Kitchen 12'2 x 7'4 (3.71m x 2.24m)

Bedroom One 10'5 x 10'2 (3.18m x 3.10m)

Bedroom Two 11'9 x 10'4 (3.58m x 3.15m)

Bathroom 5'6 x 5'3 (1.68m x 1.60m)

Separate W.C 5'5 x 2'7 (1.65m x 0.79m)

Private Rear Garden



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