



**Brampton Road, Bexleyheath**  
**£299,995 Leasehold**



Parris Residential are delighted to offer this spacious two-bedroom first-floor maisonette with a private rear garden located in a fabulous spot close by to Bexleyheath train station. The property benefits include a modern fitted kitchen with built-in oven & hob. There is also a washing machine and fridge freezer included. Further benefits include double-glazed windows a gas central heating system plus a modern bathroom suite. The open space of Danson Park is just a short walk away. Local shops, bars, and restaurants can be found nearby on Pickford Lane. Crook Log Sports Centre is also found at the end of the road. Your inspection is recommended to avoid disappointment.

Council Tax Band C - EPC Band C - Lease remaining 127 years - Ground rent £56.00 P.A - no set Service charge





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>		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**

**landing**

**living room 13'0 x 10'7 (3.96m x 3.23m)**

**Kitchen 12'8 x 7'8 (3.86m x 2.34m)**

**bedroom one 14'8 inc bay x 10'7 (4.47m inc bay x 3.23m)**

**bedroom two 12'7 x 8'2 (3.84m x 2.49m)**

**bathroom 6'4 x 5'5 (1.93m x 1.65m)**

**private rear garden**

