



**Broadway, Bexleyheath**  
**By Auction £230,000 Leasehold**





Being Sold via Secure Sale . Terms & Conditions apply. Starting offers £230,000

**CHAIN FREE SALE** Parris Residential is delighted to offer this stunning one-bedroom lower ground-floor apartment newly converted in 2020. The property is beautifully appointed throughout and has the benefit of a luxury fitted kitchen with a built-in oven & hob, integrated washer and dryer, integrated dishwasher, and integrated fridge freezer. The bathroom is equally impressive with a full-sized bathroom with bath, W.C. and wash hand basin. The property benefits from having a gas central heating system and double-glazed windows. The large bedroom also has a little snug at one end, perfect for a little study area or just for a dressing table area. If you are looking for the perfect one-bedroom apartment close to Bexleyheath Train Station with the new Superloop bus service running past and also enjoy the open space of Danson Park and local Leisure clubs as well as lots of shopping facilities then this is the property for you. You will find a local Gym opposite the property.

Lease 170 years from 2020 - Ground rent currently £250.00 p.a increasing to £400.00 p.a from September 2025 - Service charge £585.00 every 6 months. EPC Band D - Council Tax Band C





| 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) 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 <sub>2</sub> emissions |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           | England & Wales   | EU Directive<br>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.





hallway 5'6 x 4'8 (1.68m x 1.42m)

kitchen & living room 16'7 inc bay x 12'2 (5.05m inc bay x 3.71m)

bedroom 18'6 max x 8'4 (5.64m max x 2.54m)

bathroom 7'1 x 5'5 (2.16m x 1.65m)

