



**Bristow Road, Bexleyheath**  
**£300,000 Leasehold**





**CHAIN FREE SALE - LEASE EXTENSION AT POINT OF SALE.** Parris Residential are delighted to offer this spacious two double bedroom ground-floor maisonette with private paved front & rear gardens located just a short walk away from Bexleyheath train station and the Superloop bus stops on Pickford Lane. The property benefits from having a gas central heating system and double-glazed windows. Appliances are also included in the kitchen; oven, hob, freezer and washing machine. Your inspection is highly recommended.

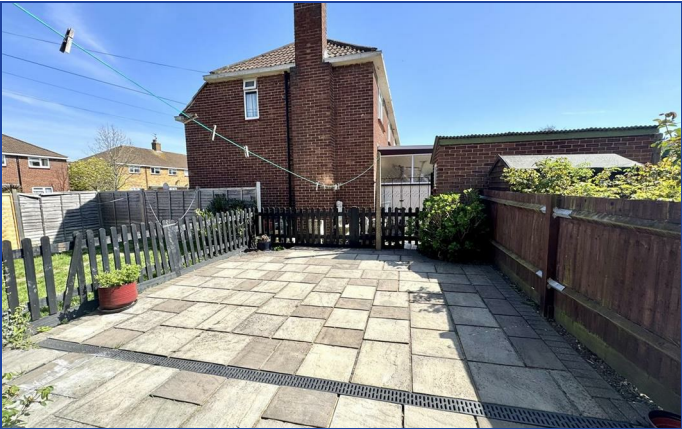
82 years lease remaining with lease extension at point of sale | EPC Band C | Ground rent £10.00 P.A. | Service Charge £58.34 per month







| 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 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 18'3 x 5'0 max (5.56m x 1.52m max)

lounge 13'8 plus bay x 12'0 (4.17m plus bay x 3.66m)

kitchen 10'8 x 10'4 (3.25m x 3.15m)

bedroom one 12'0 x 11'5 (3.66m x 3.48m)

bedroom two 11'0 x 10'0 (3.35m x 3.05m)

bathroom 6'7 x 6'4 (2.01m x 1.93m)

paved rear garden 20'0 x 18'3 approx (6.10m x 5.56m approx)

paved front garden

