

# Bernard Skinner



6 Beech Court, Kingsground, Eltham, SE9 5HB

Guide Price £250,000

- First floor flat
- Two bedrooms
- Chain free
- Garage in a block

Situated within a few hundred yards of Eltham High Street, with Eltham station just over half a mile away, this two bedroom first floor flat forms part of a block of 12 properties and is on the first floor. Offered with no chain the price reflects the somewhat dated fixtures and fittings. With the benefit of a garage in a block and a long lease, there is a small balcony to the rear with external steps leading to the ground floor.



## Property Description

### SHARED ENTRANCE HALL

Shared entrance with the ground floor flat, stairs to first floor.

### ENTRANCE HALL

Loft access, built in cupboard, radiator, fitted carpet.

### LOUNGE

14' 3" x 11' 9" (4.34m x 3.58m) Double glazed window to front, radiator, fitted carpet

### KITCHEN

9' 8" x 5' 3" (2.95m x 1.6m) Double glazed window, door to balcony with external stairs leading down to the ground floor, fitted wall and base units, worksurfaces, built in oven and hob with hood over, space for washing machine, radiator, vinyl flooring.

### BEDROOM 1

12' 0" x 9' 6" (3.66m x 2.9m) Double glazed window to front, fitted wardrobe, radiator, fitted carpet

### BEDROOM 2

10' 1" x 7' 2" widest points (3.07m x 2.18m) Double glazed window to rear, built in cupboard housing boiler, radiator, fitted carpet





### SHOWER ROOM

7' 3" x 5' 2" (2.21m x 1.57m) Two double glazed windows to rear, white suite comprising double shower unit, wash basin with storage under, w.c, heated towel rail, fully tiled walls, vinyl flooring

### OUTSIDE

Garage in a block to the rear (no: 6)

Communal garden to the front of the block - laid to lawn

Tenure: Leasehold

Lease 999 years from 25/12/1956

Service charge: £90.00 per month, reviewed annually

Ground Rent: Peppercorn

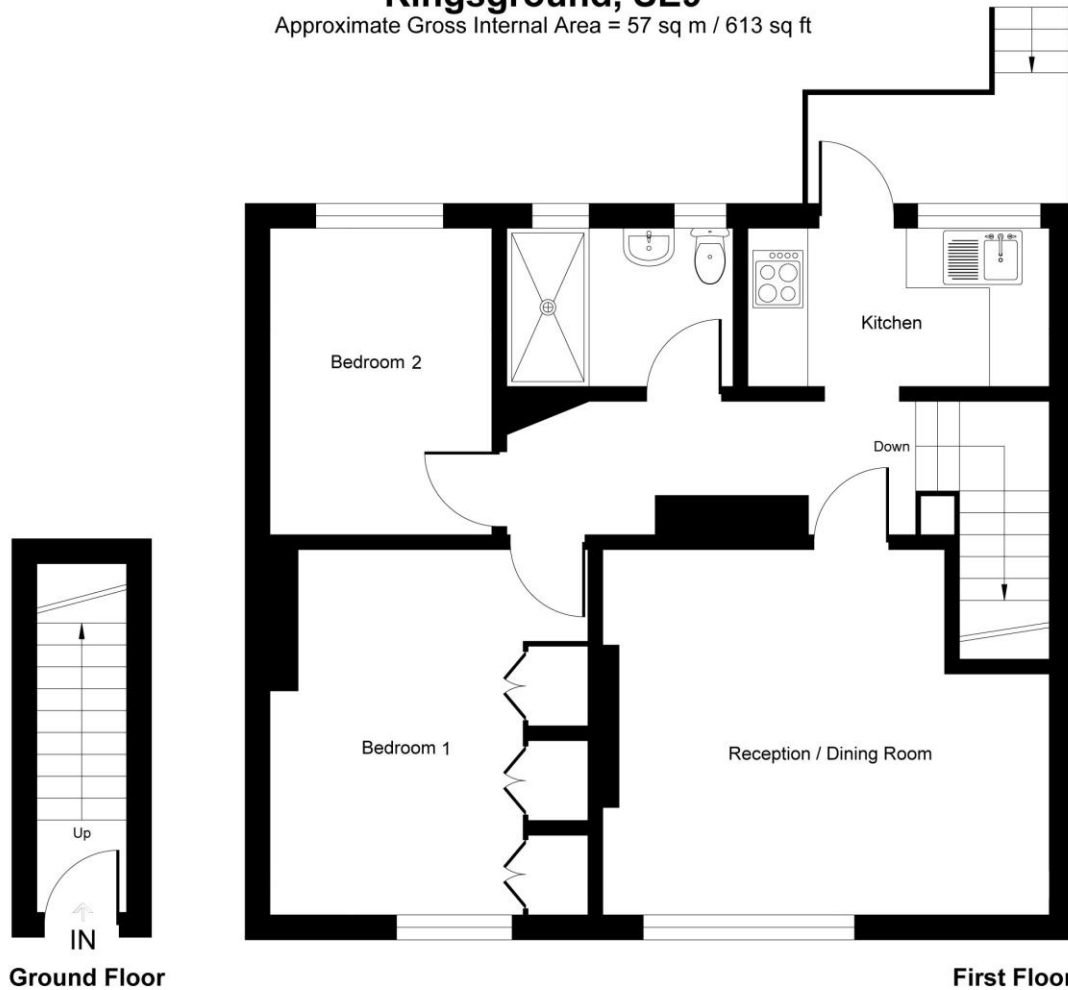
Council Tax band: 'C'

Preliminary details, awaiting validation



# Kingsground, SE9

Approximate Gross Internal Area = 57 sq m / 613 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Planpix

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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