

# Bernard Skinner



- Popular retirement complex
- Handy for High Street
- 2 Bedroom first floor flat
- Stylish kitchen and shower room

13 Friars Mews, Blunts Road, Eltham, SE9 1HR

Offers in excess of £290,000

Conveniently located within a few hundred yards of Eltham High street, this is an opportunity to purchase a well presented two bedroom first floor flat within this popular retirement development (over 60's only). With a stylishly fitted kitchen and shower room, an on site manager and a 24 hour emergency helpline, there are well tended communal gardens and plenty of residents parking. Offered with no onward chain, why not take a look, we hold keys.





## Property Description

### COMMUNAL ENTRANCE

Stairs to first floor:

### ENTRANCE HALL

Front door, electric heater, two built in cupboards, loft access, fitted carpet.

### LOUNGE

15' 2" x 12' 0" (4.62m x 3.66m) UPVC window to front, electric heater, entryphone, fitted carpet.

### KITCHEN

12' 0" x 5' 9" (3.66m x 1.75m) UPVC window to rear, white gloss fitted wall and base units, worksurfaces, built in oven and hob with cooker hood over, stainless steel sink unit, integrated fridge freezer and washing machine, part tiled walls, vinyl flooring.

### BEDROOM 1

12' 0" x 7' 0" (3.66m x 2.13m) UPVC window to front, electric heater, fitted carpet.

### BEDROOM 2

11' 9" x 9' 9" (3.58m x 2.97m) UPVC window to front, electric heater, fitted wardrobes, fitted carpet

### SHOWER ROOM

7' 4" x 5' 9" (2.24m x 1.75m) White suite comprising double shower unit, wash basin with storage under, w.c, heated towel rail, part tiled walls, vinyl flooring.





## OUTSIDE

Landscaped communal gardens surround development.

Residents parking

Tenure: Leashold

Lease: 151 years remaining - expires 26th June 2175

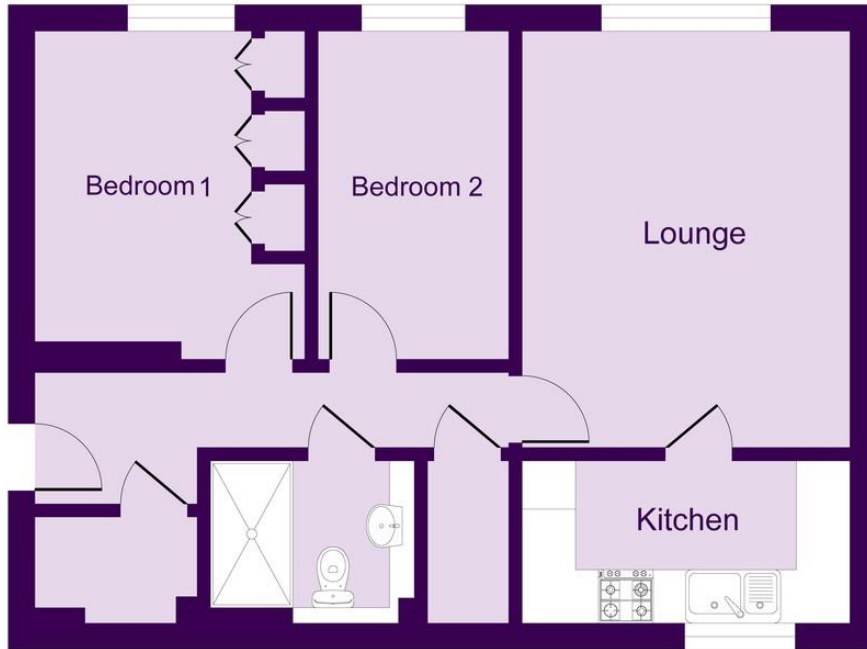
Service Charge y/e 31/03/2025 - £2,821.08 p.a - reviewed annually

Ground Rent: N/A

Council Tax Band: C

# Friars Mews, SE9

Total area: Approx. 653.9 sq. feet (60.7sq metres)



## First Floor

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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