

Bernard Skinner



- First floor flat - end of block
- Two double bedrooms
- 16' Living room
- Close to extensive park/woodland

3 Lemonwell Court, Lemonwell Drive, Eltham, SE9 2PF

Guide Price £290,000 - £300,000

A very conveniently located, purpose built two bedroom first floor flat with almost immediate access into endless parkland at Avery Hill park and the Green Chain Walk, Eltham High Street is half a mile, along with St. Mary's RC primary school. Stationers' Crown Woods Academy is immediately to hand and Falconwood station just under a mile away. Offered with no onward chain, the property is end of block, with two double bedrooms and built in wardrobes. With a good sized living room, the property is well served by immediate access to bus routes. Why not take a look, we hold keys!



Property Description

COMMUNAL ENTRANCE

Stairs to:-

FIRST FLOOR

ENTRANCE HALL

UPVC front door, two storage cupboards, all rooms lead off the entrance hall.

LOUNGE

16' 5" x 12' (5m x 3.66m) Upvc window to rear, radiator, fitted carpet.

KITCHEN

11' 11" x 8' 1" (3.63m x 2.46m) Upvc window to front, wall and base units, stainless steel sink unit, space for appliances, larder cupboard housing boiler, vinyl floor tiles.

BEDROOM 1

16' 6" x 11' 1" (5.03m x 3.38m) Upvc window to rear, built in wardrobe, radiator, fitted carpet.

BEDROOM 2

11' 1" x 11' 7" (3.38m x 3.53m) Upvc window to front, built in wardrobe, radiator, fitted carpet.

BATHROOM

8' 11" x 7' 5" (2.72m x 2.26m) Upvc window to front, white suite comprising panelled bath with shower unit over, w.c., wash basin, part tiled walls, radiator, vinyl flooring.





Tenure: Leasehold

125 years from 14/06/1999 - 100 years remaining.

Service charge: £1,554.00 Year end 31/03/25

Ground Rent: £10 P.A.

Council tax band: B - £1,493.61

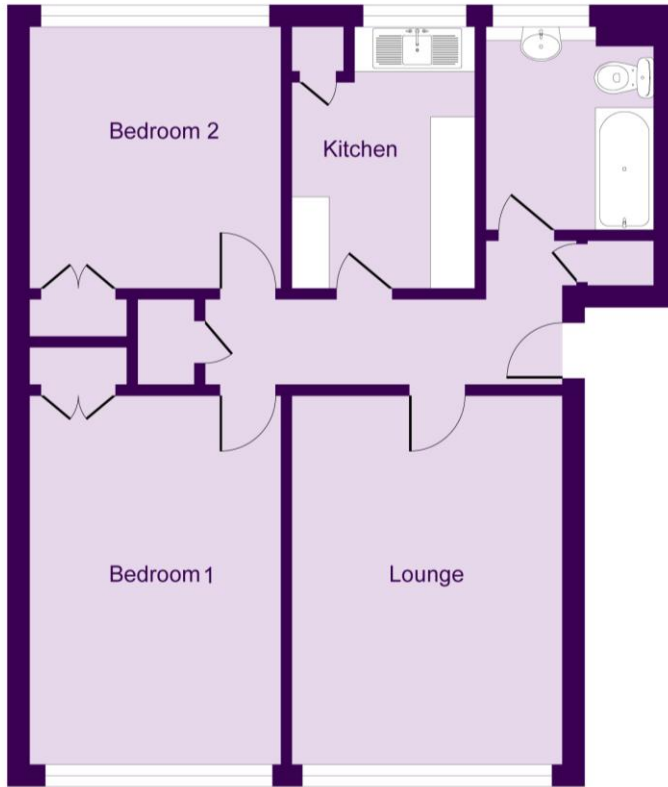
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Lemonwell Court, Lemonwell Drive, SE9

Total area: Approx. 817.0 sq. feet (75.9sq 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		
69-80	C	74 C	79 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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