

Bernard Skinner



13 Imber Court, Greenacres, North Park, SE9 5AX

Guide Price £450,000

- Exceptionally spacious 3 bed apartment
- Sought after development
- No onward chain
- Share of freehold

Situated within the most select development in Eltham on prestigious North Park and with grounds backing on to Royal Blackheath golf course. This is a rare opportunity to purchase a three bedroom apartment, known for their exceptional spacious, light and airy rooms, with very sizeable living/dining area and South facing balcony, there are three double bedrooms, all with built in wardrobes. Being end of block and 2nd floor (top) the outlook over the extensive, manicured, landscaped grounds, offers peace and quiet, all within third of a mile of Eltham High Street and all it's facilities. Offered with no onward chain, entryphone, garage in a block and no chain, why not take a look, we hold keys.



Property Description

COMMUNAL ENTRANCE HALL
Entryphone, stairs to second floor

SHARED LANDING
Built in cupboards and meter cupboard, front door to:-

ENTRANCE HALL
Entryphone, built in cupboard, fitted carpet.

LIVING ROOM
20' 3" x 16' narrowing to 11'7 (6.17m x 4.88m) Two upvc windows to rear, upvc glazed door to balcony, two radiators, fitted carpet, through to:-

DINING AREA
13' 10" x 10' (4.22m x 3.05m) Upvc window to front, radiator, glazed hatch to dining area with electronic control, fitted carpet.

KITCHEN
10' 9" x 7' 6" (3.28m x 2.29m) Upvc window to front, fitted wall and base units, space for washing machine, built in oven and hob and microwave, Butler sink, part tiled walls, vinyl flooring.

INNER HALL
Cupboard housing boiler and water softener, fitted carpet.

BEDROOM 1
14' 4" x 11' plus doorway (4.37m x 3.35m) Upvc window to rear, built in wardrobe, radiator, fitted carpet.

BEDROOM 2
13' 9" x 9' (4.19m x 2.74m) Upvc window to front, built in wardrobe, radiator, fitted carpet.





BEDROOM 3

10' 8" x 9' 3" (3.25m x 2.82m) Upvc window to side, built in wardrobe, radiator, fitted carpet.

BATHROOM

6' 5" x 5' 11" (1.96m x 1.8m) Window to side, white suite comprising shower bath with mixer tap and shower over, wash basin, heated towel rail, tiled floor, fully tiled walls.

SEPARATE WC

Window to side, wc, tiled floor.



SOUTH FACING BALCONY

OUTSIDE

Extensive landscaped grounds surround the development

Garage in a block no: 7

Residents permit parking

Material Information

Tenure: Share of freehold

Lease: 999 years from 25th March 1995

Service charge: £2,398.28 P.A. ending 24 Dec 2024

Ground Rent: Peppercorn

Council band: D

Preliminary detail - awaiting validation

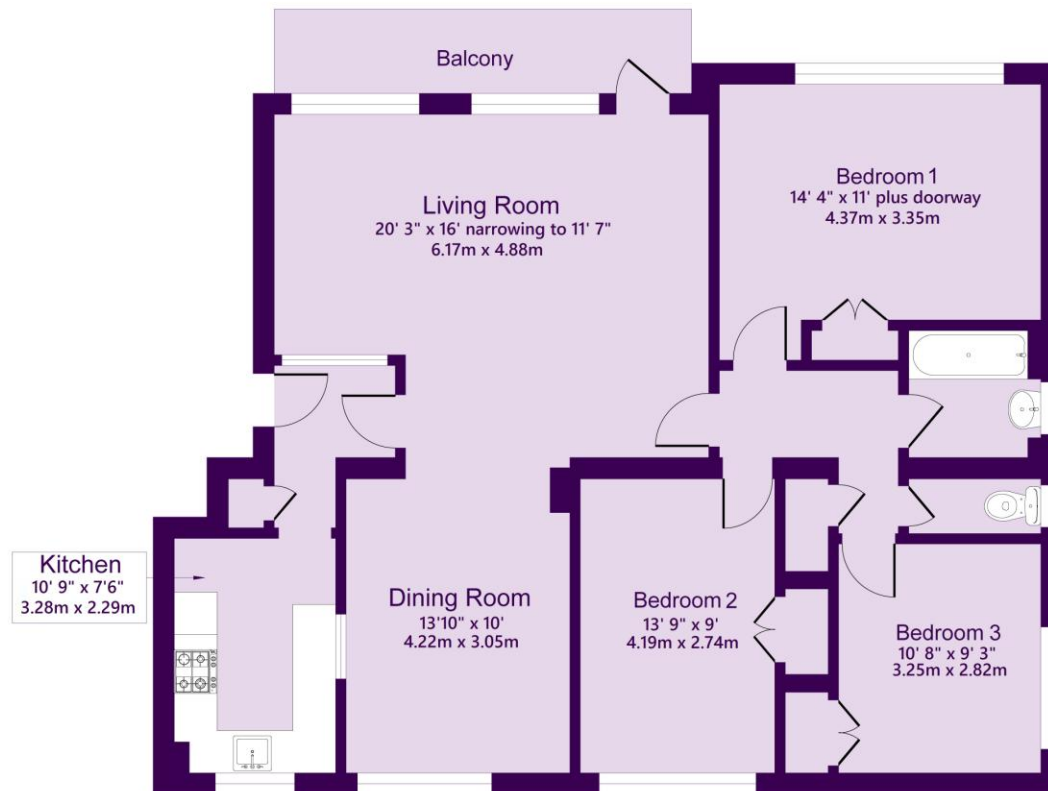


Imber Court, North Park, SE9

Total area: Approx. 1157 sq. feet (107.4 sq metres)

Highest broadband speed available: 248Mbps
Download & 37Mbps Upload with Openreach. Checked on checker.ofcom.org.uk

Mobile indoor service - O2, Three and EE shows likely service and Vodafone shows limited for voice and for mobile data EE and Three show likely service and Vodafone and O2 show limited service. Checked on checker.ofcom.org.uk



Second 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		
55-68	D	61 D	63 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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