

Bernard Skinner



- One bedroom top floor flat
- Chain Free
- High Street immediately to hand
- Stylish kitchen and Shower room

77 Marlowe Gardens, Eltham, SE9 1AD

Fixed Price £240,000

Centrally located in a well established development with the High Street immediately to hand, this top/third floor one bedroom flat is offered with a stylishly fitted kitchen and shower room and has the benefit of an entryphone system and no onward chain. With well maintained communal gardens, Eltham station is just over half a mile away. With a long lease and garage in a block, this, we feel is an ideal first time purchase or investment.



Property Description

COMMUNAL ENTRANCE

Entryphone, stairs to third/top floor.

ENTRANCE HALL

Front door, laminate flooring, electric heater, built in cupboard.

LOUNGE

16' 8" x 10' 9" (5.08m x 3.28m) Double glazed window to rear, laminate flooring, electric heater.

KITCHEN

9' 1" x 7' 7" (2.77m x 2.31m) Double glazed window to rear, cream gloss wall and base units, built in oven, hob, hood and microwave, space for washing machine, dishwasher and fridge freezer, part tiled walls, breakfast bar, laminate flooring.

BEDROOM

12' 9" at widest x 8' 8" into wardrobe (3.89m x 2.64m) Double glazed window to rear, fitted wardrobes to one wall, laminate flooring, electric heater.

SHOWER ROOM

White suite comprising shower unit, w.c., wash basin with fitted storage, fully tiled walls and flooring, extractor fan, electric towel rail.





COMMUNAL GROUNDS

Well maintained grounds surround the blocks.

Garage No. 24 en bloc.

MATERIAL INFORMATION

Tenure: Share of Freehold

Lease: 999 years from 25th March 1990

Service Charge: £1,702.64 year ending
19/12/2024

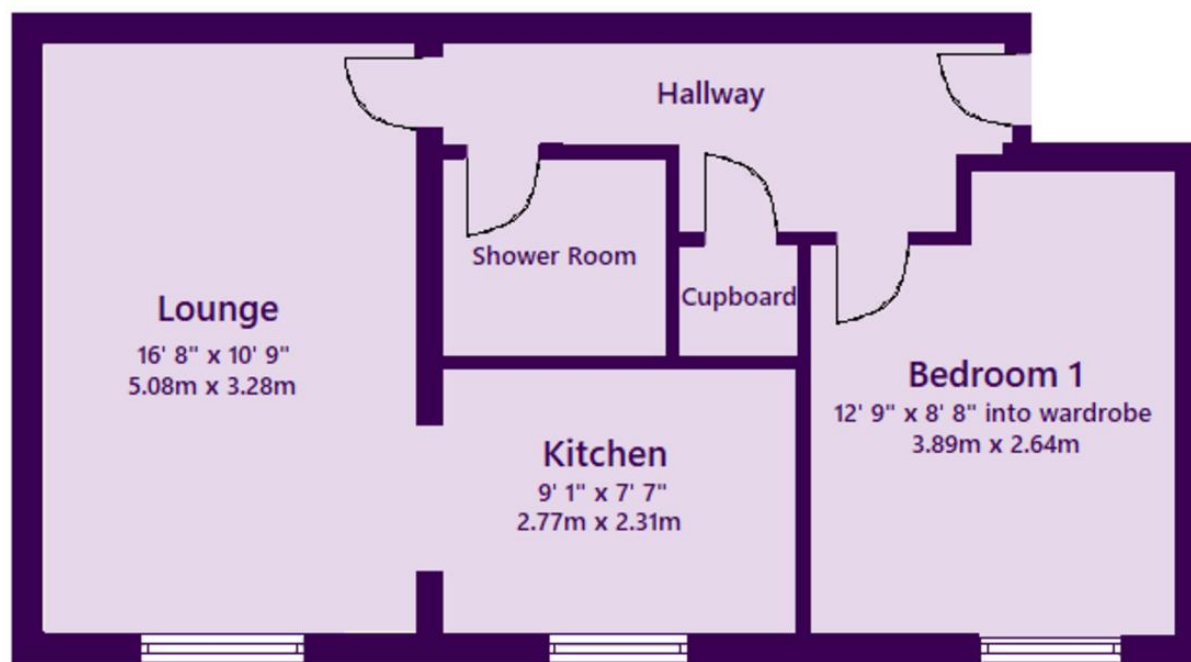
Ground Rent: Peppercorn

Council Tax Band: B - £1,493.61

Highest broadband speed available from
Openreach and Virgin Media 1000Mbps Download
& 50Mbps Upload. Checked on
checker.ofcom.org.uk

Mobile service - Vodafone and Three show likely
service, EE and o2 show limited service for voice
and for data three and Vodafone show likely and
limited for o2 and EE. Checked on
checker.ofcom.org.uk

Marlowe Gardens, Eltham SE9



Third Floor

illustration purpose only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 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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