

Bernard Skinner



- Well presented one bedroom flat
- Popular Eltham Park
- First floor
- Long lease and share of freehold

6 Laburnum Place, 9-11 Elderslie Road, Eltham, SE9 1UJ

Guide Price £290,000

Situated in a highly regarded road at sought-after Eltham Park, this smashing one bedroom first floor flat within a small three storey development of 12 apartments, offers well presented, very light and airy accommodation. With the benefit of a spacious living room with a picture window, the property benefits from fitted wardrobes and tasteful décor. Providing a long lease and share of freehold, the communal areas are very well kept, well tended gardens front and rear with a friendly environment with patio area with table and chairs. With a garage in a block, this, we feel is an ideal first purchase, why not take a look!



Property Description

SHARED ENTRANCE LOBBY

Entryphone, meter cupboard, cupboard housing stopcock, storage box for outdoor furniture cushions, door to communal garden and garages, stairs to:-

FIRST FLOOR

SPACIOUS LANDING

Refuse chute, personal front door to:-

ENTRANCE HALL

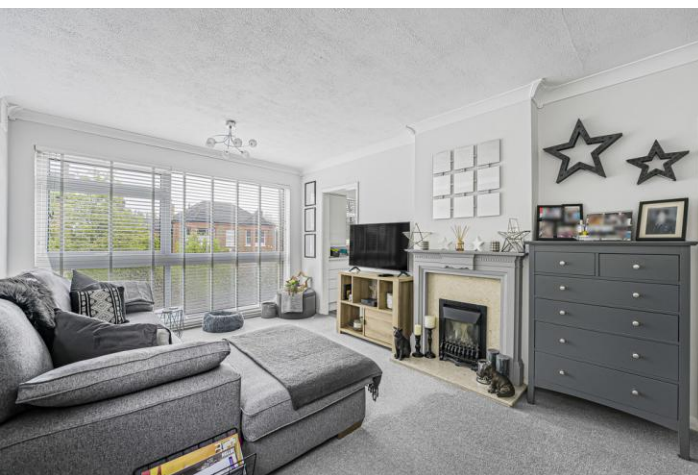
Entryphone, radiator, built in double cupboard, fitted carpet.

LIVING ROOM

17' 11" x 11' (5.46m x 3.35m) Upvc double glazed picture window to front and further upvc double glazed window to side, wooden fire surround with marble effect inset and hearth, two radiators, fitted carpet, through to:-

KITCHEN

7' x 6' 11" (2.13m x 2.11m) Upvc double glazed window to front, fitted with white gloss wall and base units, 1.5 bowl sink unit, built in oven, hob and stainless steel chimney hood, integrated washing machine, cupboard housing boiler, part tiled walls, vinyl flooring.





BEDROOM

12' 7" widening to 14' 5" x 9' 4" (3.84m x 2.84m)
Upvc double glazed window to front, fitted and built in wardrobes, radiator, fitted carpet.

BATHROOM

7' x 4' 7" widening to 5' 8" (2.13m x 1.4m) White suite comprising panelled bath with mixer tap and hand shower, pedestal wash basin, wc., with concealed cistern, part tiled walls, radiator, vinyl flooring.



OUTSIDE

Well maintained communal gardens front and rear, with well stocked shrub and flower borders, lawned areas, block paved patio area with table and chairs, drying area with rotary washing lines.

Garage no: 6 in a block, with up and over door 15' 5" x 7' 9" (4.7m x 2.36m)

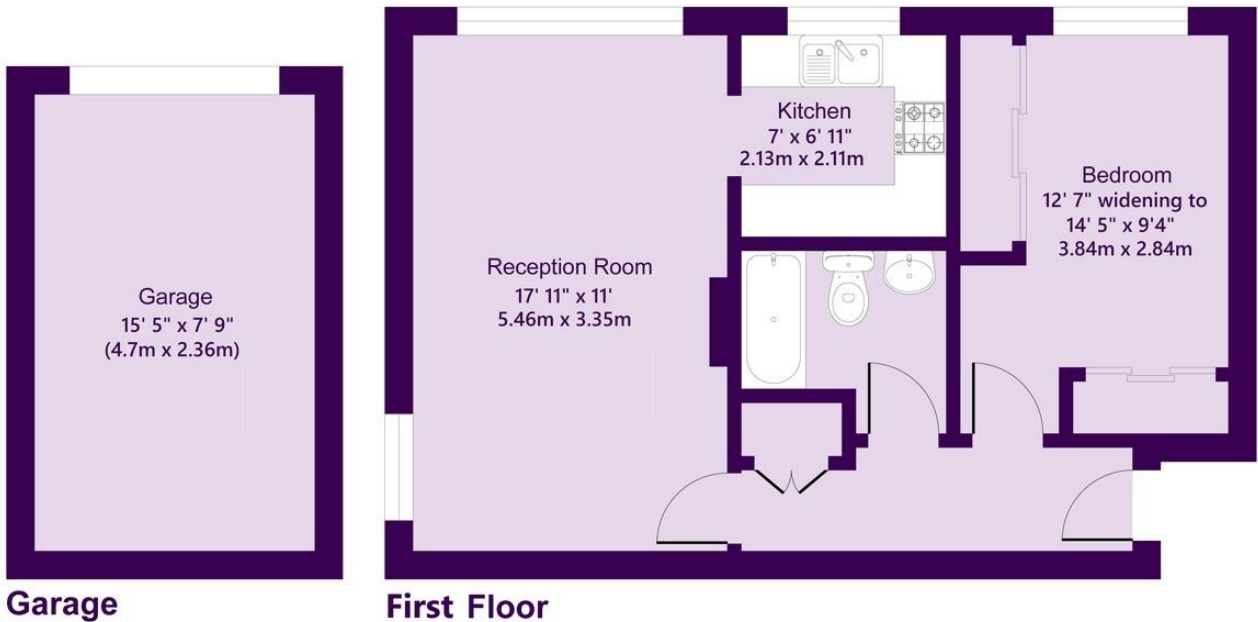
Shared vehicle access to side of building.

Preliminary detail - awaiting validation.



Laburnum Place, Elderslie Road, SE9

Total area: Approx. 653.2 sq. feet (60.6 sq metres)



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



MATERIAL INFORMATION

Tenure: Share of freehold

Long lease: 999 years from 1/1/2021 with 995 years remaining

Service charge from October 2024: £110 pcm/£1,320 pa

Ground Rent: Nil

Council tax band: B - £1564.61 pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 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

22 Well Hall Road
Eltham
SE9 6SF

www.bernardskinner.co.uk
020 8859 3033
mail@bernardskinner.co.uk

rightmove

Zoopla
Smarter property search

SEnine