

Bernard Skinner



- 3rd/Top Floor apartment
- Over 55's only
- Lift
- Residents lounge

6 Southend House, 141 Footscray Road, Eltham, SE9 2TA

Offers over £125,000

A spacious one bedroom apartment on the top (third floor) of this elegant detached listed building within a highly regarded retirement complex for the over 55 age group. With the development providing a residents lounge and well tended communal gardens, both around this building and within the main complex, there is an on site scheme manager to oversee the regular maintenance and gardening. This is a generously proportioned one bedroom property with plenty of character, situated with bus stops immediately to hand outside the development which serve Eltham and New Eltham High Street, with New Eltham station about 0.8 miles. Residents parking. No onward chain.



Property Description

SHARED ENTRANCE HALL

19' 9" x 11' 10" (6.02m x 3.61m) Impressive shared entrance hall, original high ceiling with original ceiling cornice, two electric heaters, fitted carpet, grand staircase and lift to second floor.

ENTRANCE HALL

Front door, entryphone, fitted carpet, cupboard housing hot water cyclinder, cupboard measuring 9' 1" x 3' 2" with shelving and light.

LOUNGE

17' 7" x 11' 6" (5.36m x 3.51m) Original sash windows with secondary glazing to side and rear, fitted carpet, electric heater.

KITCHEN

13' 11" x 5' 9" (4.24m x 1.75m) Original sash window with secondary glazing to side, fitted wall and base units, free standing cooker with cooker hood over, part tiled walls, stainless steel sink unit, space for washing machine and undercounter fridge and freezer, wall heater, vinyl flooring.

BEDROOM

14' x 8' 2" (4.27m x 2.49m) Original sash window with secondary glazing to side, fitted wardrobe, fitted carpet, electric heater





SHOWER ROOM

9' x 5' (2.74m x 1.52m) Original sash window to side, double shower unit, wash basin, w.c., fully tiled walls, wall heater, vinyl flooring.

OUTSIDE

Well tended communal gardens surround the building and are also within the main gated complex



Residents parking (no allocated spaces)

MATERIAL INFORMATION

Leasehold: 999 years from 25 December 1986

Service Charge: £3,502.92 year ending 31st March 2026

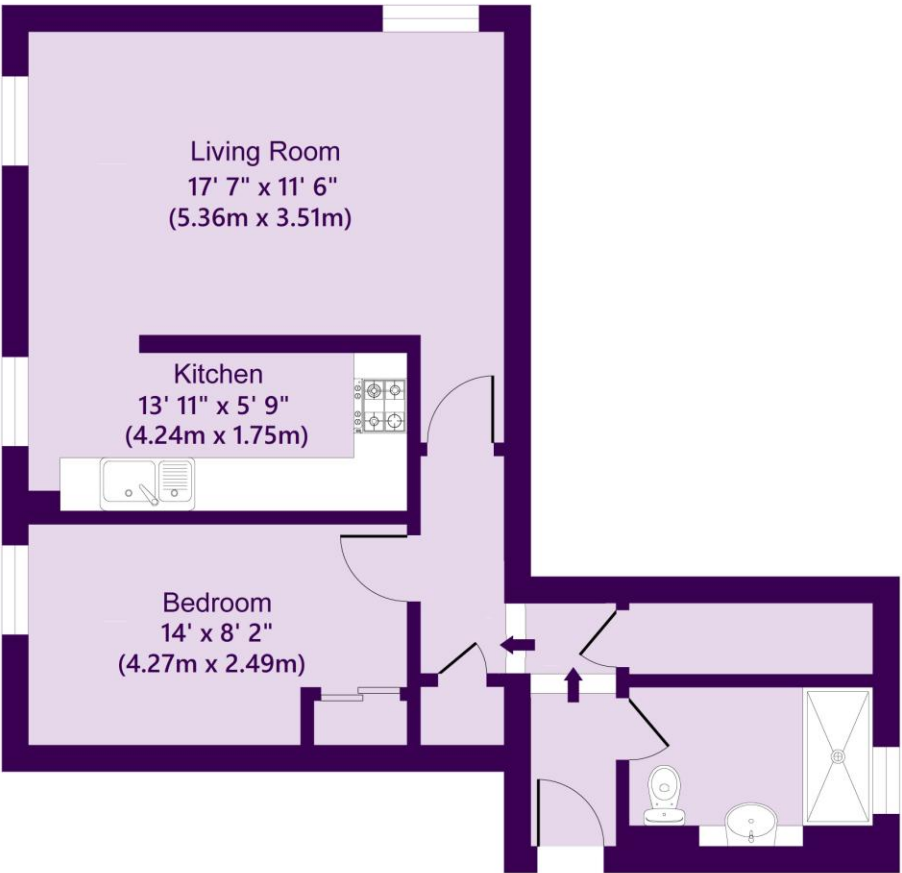
Ground Rent: £1.00 pa

Council Tax band: B - £1,564.61



Southend House, Footscray Road, SE9

Total area: Approx. 581.7 sq. feet (54.0 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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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