



- Well presented ground floor flat
- Popular retirement complex
- Two bedrooms
- Use of spacious patio area

12 Friars Mews, Blunts Road, Eltham, SE9 1HR

Guide Price £275,000-£300,000

Conveniently located within a few hundred yards of Eltham High Street in a highly regarded retirement development for the over 60's, surrounded by landscaped gardens. This well presented two bedroom ground floor flat has direct access to the landscaped gardens and use of spacious patio area. Offered with a stylish kitchen and shower room with double shower unit, there is plenty of built in and fitted storage. With an on site manager, laundry room, 24 hour emergency help line and no onward chain, there is plenty of residents parking. Why not take a look, we hold keys.

Property Description

ENTRANCE HALL

Spacious built in cupboard with light, airing cupboard, electric heater, fitted carpet.



LIVING ROOM

15' 3" x 12' 4" (4.65m x 3.76m) Upvc window and door to patio area and well tended grounds, electric heater, fitted carpet.

KITCHEN

11' 11" x 5' 11" (3.63m x 1.8m) Upvc window to side, white gloss fitted wall and base units, built in oven, hob and cooker hood, sink unit, space for washing machine and fridge/freezer, part tiled walls, tiled floor.



BEDROOM 1

12' 3" x 11' 2" including fitted wardrobe space (3.73m x 3.4m) Upvc window to rear, fitted and built in wardrobes, electric heater, fitted carpet.

BEDROOM 2

12' x 7' 8" (3.66m x 2.34m) Upvc window to rear, electric heater, fitted carpet.

SHOWER ROOM

7' 6" x 5' 10" (2.29m x 1.78m) Double shower unit, wash basin, w.c., part tiled walls, heated towel rail, electric heater, tiled floor.



OUTSIDE

Landscaped communal gardens surround the development, use of full width patio area with direct access from the property.

Residents parking and laundry room

MATERIAL INFORMATION

Tenure: Leasehold

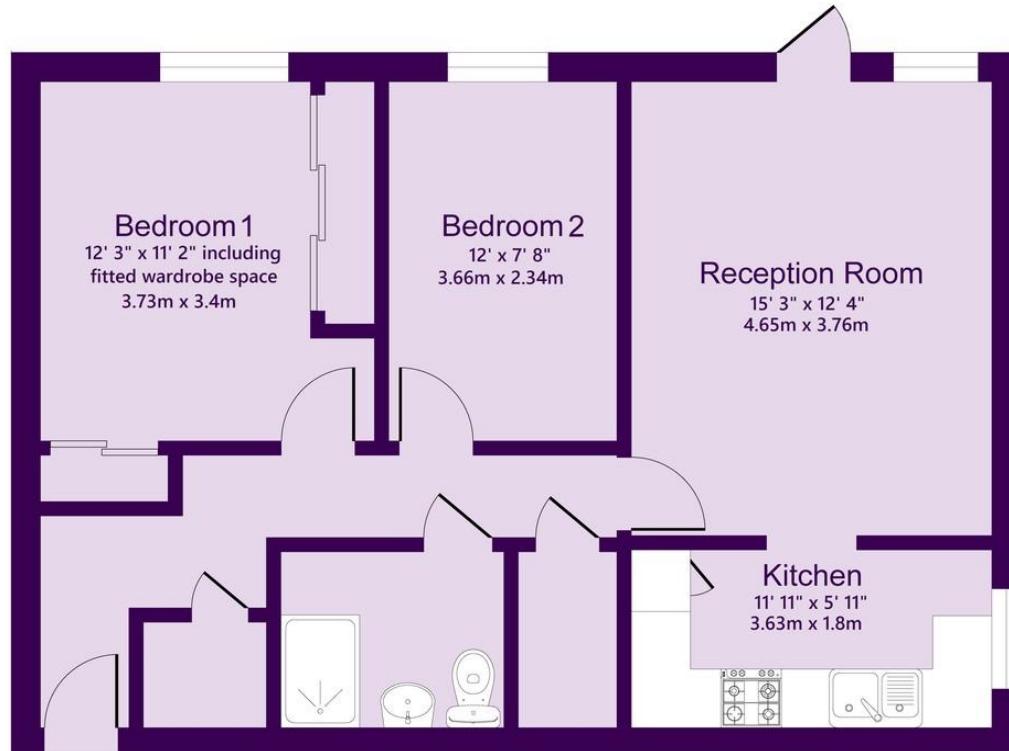
Lease: 150 years remaining - lease expires 19.06.2175

Council tax band: C - £1788.12

Service charge £283.34pcm as at year end 31/3/26

Friars Mews, SE9

Total area: Approx. 690.5 sq. feet (64.1 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 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 are 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