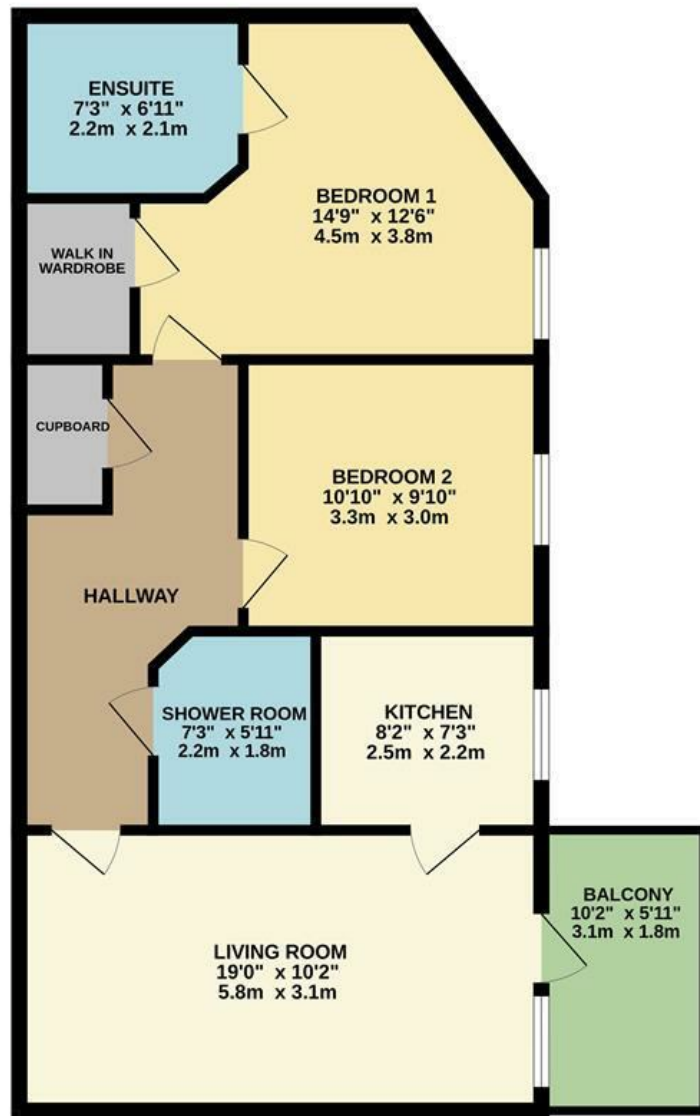


GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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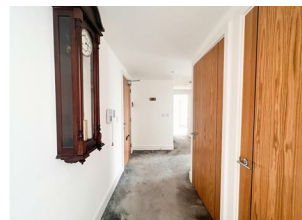


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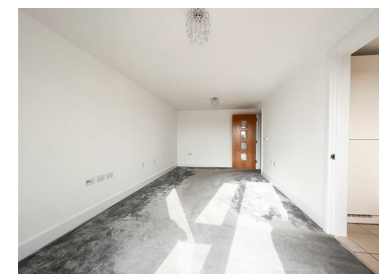
sales@mlmstateagents.co.uk
www.mlstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



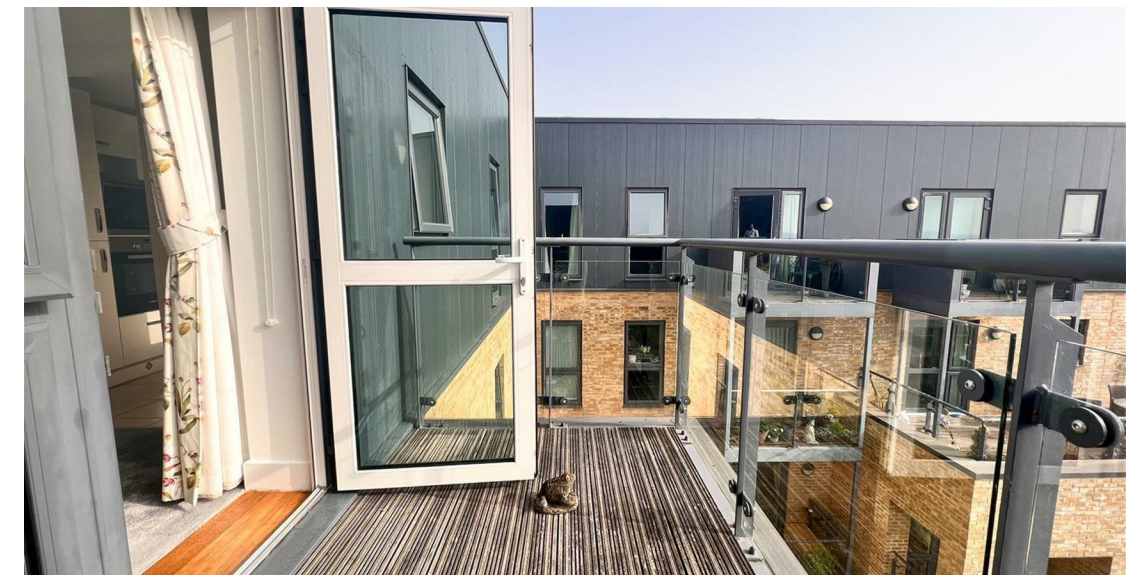
71 ALBION ROAD
BEXLEYHEATH DA6 7AX

Offers over £400,000



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Discover the pinnacle of retirement living in this exquisite 2-bedroom top-floor (4th) apartment, exclusively designed for those over 60. Nestled in the heart of Bexleyheath, it offers a lifestyle of unmatched ease and elegance.

Your peace of mind is assured with allocated parking and the convenience of Bexleyheath Broadway shopping just steps away. This home is a testament to stress-free living with no chain ahead, allowing you to transition effortlessly into this new chapter.

Relax and socialize in the delightful communal lounge area, fostering connections with like-minded neighbors. With a lease spanning an impressive 990 years, your future here is as secure as it is bright.

Positioned in a highly sought-after location due to its prominent vantage point, you'll enjoy sweeping vistas from the communal rooftop seating area. Step out onto your own private balcony directly from the lounge, where moments of serenity and sunsets await.

The luxury of an ensuite shower room complements a separate shower room, ensuring utmost comfort and convenience. This retirement flat isn't just a home; it's a testament to the art of living gracefully in your golden years.

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

71 ALBION ROAD

BEXLEYHEATH DA6 7AX

- 2 BEDROOM RETIREMENT FLAT
- TOP FLOOR (4TH)
- ALLOCATED PARKING SPACE
- NO FORWARD CHAIN
- OVER 990 YEARS
- CLOSE TO BEXLEYHEATH BROADWAY
- COUNCIL TAX BAND D
- EPC - C

