

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	



Miller Court Mayplace Road East

Approximate Gross Internal Area
Total = 42.6 sq m / 459 sq ft

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.

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**MAYPLACE ROAD EAST
BEXLEYHEATH DA7 6DJ**

Guide price £199,999



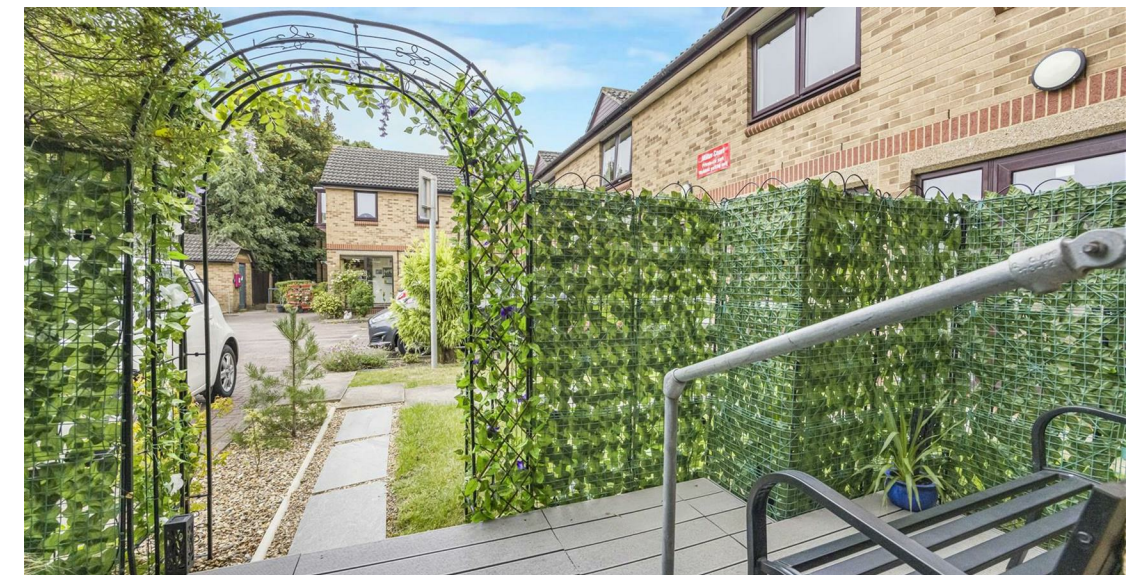
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.





THE BEST RETIREMENT FLAT ON THE MARKET AS ALL COMPLETELY REFURBISHED

Welcome to this beautifully refurbished ground-floor retirement flat, exclusively available to those aged 55 and over. Offering the perfect blend of luxury and convenience, this property has been meticulously upgraded to a very high standard, providing a comfortable and stylish living space in a highly desirable location.

Upon entering, you'll immediately notice the high-quality finishes and attention to detail throughout. The modern kitchen is equipped with sleek appliances and ample storage, while the contemporary shower room boasts a chic design, creating a spa-like atmosphere. The flat features underfloor heating, ensuring a warm and cozy environment all year round.

One of the standout features of this home is the private garden, complete with composite decking. This tranquil outdoor space is perfect for relaxing and enjoying the fresh air, providing a rare and valuable retreat for a ground-floor flat.

Residents also benefit from access to a range of communal facilities, including a lounge, washroom, and beautifully maintained gardens, fostering a sense of community and convenience. Parking is available on a first-come, first-served basis, adding to the ease of living here.

With a new long lease to be renewed upon completion, this property offers peace of mind and longevity for your investment.

Don't miss this opportunity to secure a truly stunning retirement home, designed with both luxury and practicality in mind.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

MAYPLACE ROAD EAST

BEXLEYHEATH DA7 6DJ

- ONE BEDROOM GROUND FLOOR RETIREMENT FLAT
- POPULAR DEVELOPMENT CLOSE TO BEXLEYHEATH TOWN CENTRE
- COMPLETELY REFURBISHED FROM TOP TO BOTTOM
- NEW LONG LEASE UPON COMPLETION OF 149 YEARS
- 459 SQ FT
- EPC - TBC
- COUNCIL TAX BAND C
- PRIVATE GARDEN WITH COMPOSITE DECKING
- COMMUNAL LOUNGE/WASHROOM AND GARDENS
- OVER 55'S AND MONTHLY SRVICE CHARGE OF £243.08

