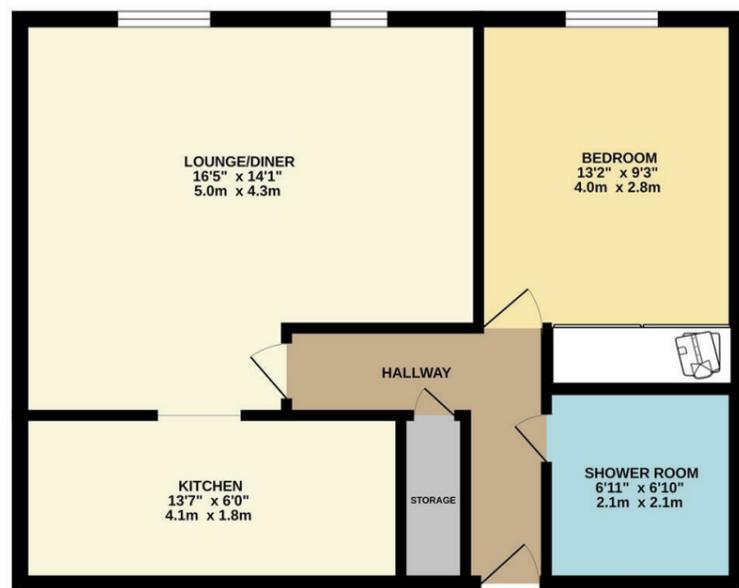


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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PINCOTT ROAD
BEXLEYHEATH DA6 7LA
Guide price £195,000



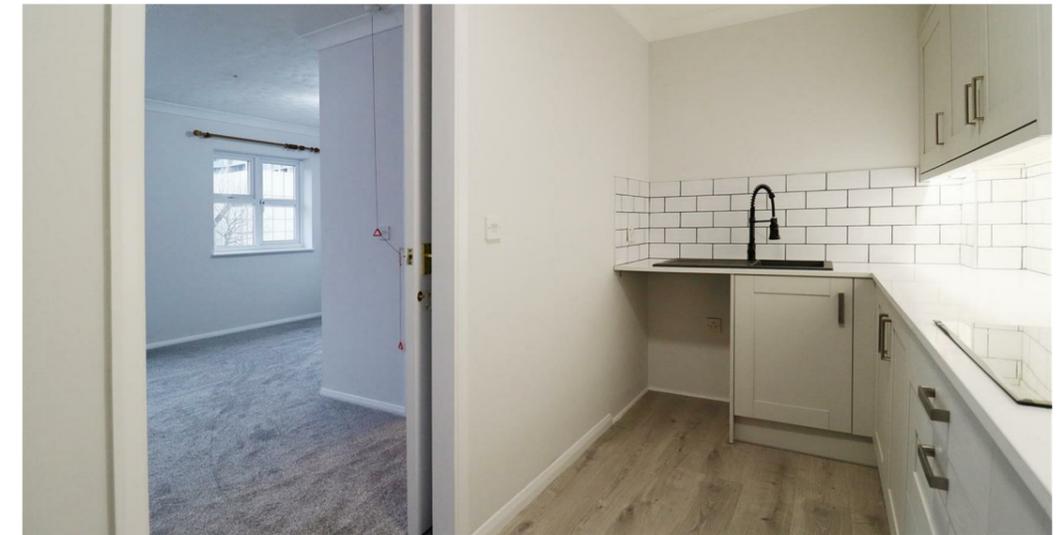
22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
www.mlmestateagents.co.uk

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.





Welcome to this refurbished and spacious one bedroom top floor/second floor retirement flat located in a prime location close to Bexleyheath shopping mall. Designed exclusively for the over 60's, this flat offers a perfect blend of comfort and convenience, making it an ideal home for those looking to enjoy their retirement years in style.

As you step into the flat, you are greeted by a warm and inviting living space with lovely decor throughout, creating a cozy and homely feel. The living room is spacious and airy, providing ample natural light that floods in through the large windows, offering views of the surrounding area.

On-site parking is available on a first-come-first-served basis, providing you with the convenience and peace of mind that comes with having your car within easy reach. Additionally, the communal lounge/library/laundry and an on-site hairdresser add to the convenience of this home.

Monthly service charges apply, which cover the cost of maintaining the communal areas and providing essential services. The lease has approximately 65 years left, but it is important to verify this with your solicitor.

Located just a stone's throw away from the Albion Doctors Surgery, this flat offers easy access to all the essential amenities, including shops, restaurants, and public transportation, making it an ideal home for those looking to enjoy the best of what the area has to offer.

In summary, this beautiful one bedroom retirement flat is an excellent choice for those looking to enjoy a comfortable and convenient lifestyle in their golden years.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

PINCOTT ROAD

BEXLEYHEATH DA6 7LA

- 1 BEDROOM RETIREMENT FLAT
- SECOND FLOOR
- LARGE LIVING ACCOMMODATION THROUGHOUT
- GREAT COMMUNAL AREAS INCLUDING LOUNGE/LIBRARY/LAUNDRY ROOM
- PARKING ON SITE AVAILABLE
- CLOSE TO BEXLEYHEATH SHOPPING MALL/DOCTORS SURGERY/A2
- EPC- C
- COUNCIL TAX BAND C
- 515 SQ FT
- REFURBISHED THROUGHOUT

