



### Craft Court

Approximate Gross Internal Area  
Total = 52.9 sq m / 570 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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REGAL WALK  
BEXLEYHEATH DA6 7BF  
Guide price £299,999



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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.





#### A Stylish First Floor Apartment with Private Terrace & First-Class Amenities-With No Forward Chain

Welcome to this stunning one bedroom first floor apartment, set within a modern, purpose-built development just a few years old and located moments from Bexleyheath Shopping Mall. Immaculately presented throughout, this beautiful home offers not only space and style, but also a host of premium lifestyle benefits.

What sets this apartment apart is the generous private terrace—a rare outdoor space that's perfect for relaxing, entertaining, or enjoying a morning coffee in peace, unlike the usual upper-level balconies found in similar properties.

Inside, you'll find a contemporary open-plan living space, one good-sized double bedroom and a modern bathroom – all finished to a high standard with a fresh, neutral palette.

Further enhancing the appeal is secure underground parking for one vehicle, plus access to an on-site gym, rooftop garden, and concierge service, all included in the reasonable annual service charge of approx. £2,000 (plus ground rent).

This property is ideal for professionals, first-time buyers, or investors looking for a low-maintenance home in an ultra-convenient location. With excellent transport links, shops, restaurants, and amenities quite literally on your doorstep – this one really has it all.

Stylish, secure, and superbly situated – arrange your viewing today!

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## REGAL WALK

BEXLEYHEATH DA6 7BF

- 1 BEDROOM FIRST FLOOR FLAT
- CONCIERGE/GYM AND COMMUNAL ROOF TOP GARDEN
- ALLOCATED AND SECURE UNDERGROUND PARKING FOR 1 VEHICLE
- LARGE EXTERNAL TERRACE WITH VIEWS OVER COMMUNAL AREA
- 245 YEARS REMAINING ON THE LEASE
- MODERN BATHROOM/KITCHEN AND DECOR
- NO FORWARD CHAIN ALLOWING FOR A QUICKER SALE
- EPC B
- 570 SQ FT
- COUNCIL TAX BAND C

