

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.4 sq.m.) approx.
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MAYPLACE ROAD EAST
BEXLEYHEATH DA7 6DJ

Price £130,000



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.





£130,000-£140,000
A Unique Ground Floor Retirement Flat with Direct Garden Access

Situated within a well-regarded development for the over 55s, this one-bedroom ground floor retirement flat offers a rare opportunity, benefiting from direct access to the beautiful communal gardens, making it especially unique.

The property provides comfortable accommodation with a welcoming living space, fitted kitchen, and bathroom, as well as a bright bedroom with pleasant outlooks. Residents can also enjoy the excellent communal facilities, including a lounge, washroom, gardens, and a lift for ease of access throughout the building.

Perfectly located, the development is just a short distance from Bexleyheath Shopping Mall, with excellent bus routes directly outside, ensuring convenient access to shops, amenities, and transport links.

Key points include:
Available exclusively for those aged 55 years and over
No forward chain, allowing a straightforward purchase
Approx. 58 years remaining on the lease (to be verified by solicitors)
Monthly service charge of approx. £305

This property combines independence with the reassurance of a friendly community setting, and with its direct garden access, it stands out as something truly special.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

MAYPLACE ROAD EAST

BEXLEYHEATH DA7 6DJ

- 1 BED GROUND FLOOR RETIREMENT FLAT
- DIRECT ACCESS TO THE COMMUNAL GARDEN AREA
- NO FORWARD CHAIN
- GOOD DECORATIVE ORDER THROUGHOUT
- APPROX 58 YEARS REMAINING ON THE LEASE
- COMMUNAL WASHROOM/LOUNGE/GARDEN/LIFT IF NEEDED
- FOR THOSE AGED 55 YEARS AND OVER
- EPC- C
- 499 SQ FT
- COUNCIL TAX BAND C

