



FOR SALE  
Chattertons  
020 8839 4000

£249,995

Rutland Court, Footscray Road, New Eltham, SE9 3UW

Chattertons

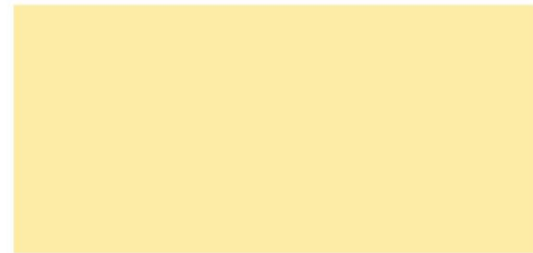
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# First floor apartment

Part of a modern low level purpose built block is this first floor apartment with own garage and access to a large well kept communal garden. The property is ideal for a first time buyer and offered chain free. The apartment has double glazing but would benefit from a spruce and redecoration.

Located in a great position less than 10 minutes walk to New Eltham centre including a zone 4 mainline station with great fast links to London and The City.



## Modern low level purpose built block

### First floor

### Double bedroom

### Modern kitchen

### Garage en bloc

### Communal Entrance

Entryphone system, stairs to the first floor

### Entrance Hall

Laminate flooring, electric storage heater, 2 cupboards one housing the immersion heater

### Lounge 14' 2" x 9' 3" (4.31m x 2.82m)

Double glazed window, electric storage heater, carpet

### Kitchen 10' 1" x 6' 7" (3.07m x 2.01m)

Double glazed window, wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, plumbing for washing machine, built in oven and hob with extractor hood, tiled walls and floor

## Large communal garden

### Chain free

### Needs updating

### Less than 10 minutes to New Eltham mainline station

### Ideal first time buy

### Bedroom 15' 6" x 8' 4" (4.72m x 2.54m)

Double glazed window, electric storage heater, built in wardrobe, carpet

### Bathroom

Panelled bath with mixer taps and shower attachment, wash hand basin with mixer taps, low level wc, tiled walls and floor

### Garage

En bloc below the building

### Communal Garden

Large open space laid to lawn

