



Offers inxs of £250,000

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

Chattertons

EST 1893

On the top floor of a modern low level purpose built block is this apartment which would be a perfect first time buy but could also be a great buy to let investment.

Located in a great position 7 minutes walk to New Eltham mainline station, which is a popular zone 4 mainline station with a fast train service into London.

The apartment has a good size lounge, modern kitchen and double bedroom.

The property has double glazing.

Also benefits from long lease, garage en bloc and large communal garden.



Top floor apartment
Low level purpose built block
Security entrance phone
Garage en bloc
Large communal garden

Communal entrance

Security entrance phone, stairs to the top floor

Lounge 16' 1" x 9' 11" (4.90m x 3.02m)

Double glazed window to the front, laminate flooring

Kitchen 11' 7" x 7' 1" (3.53m x 2.16m)

Double glazed window, stainless steel single drainer sink unit with mixer taps, wall and base units with laminate work surface, integrated double oven and grill and hob with hood, plumbing for washing machine, modern flooring

7 minutes walk to New Eltham mainline station
Double glazing
Perfect first time buy
Close by to shops
Chain free

Bedroom 16' 1" x 8' 10" (4.90m x 2.69m)

Double glazed window to the front, laminate flooring, built in wardrobes

Bathroom 6' 7" x 5' 7" (2.01m x 1.70m)

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

Communal garden

Large garden, laid to lawn

Garage

En bloc





All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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