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[www.village-estates.com](http://www.village-estates.com)



- \* TWO GOOD SIZED BEDROOMS \* MODERN FITTED KITCHEN/DINER \*
- \* TWO EN-SUITE SHOWER ROOMS \* RECENTLY RENOVATED \*
- \* VERY LONG LEASE OVER 900 YEARS \* GARAGE AND PARKING \*
- \* COMMUNAL GARDENS \* BEXLEY VILLAGE LOCATION \*
- \* CLOSE TO STATION AND SHOPS \* VIEWING ADVISED \*



Flat 3, 234 Upton Road South  
Bexley, DA5 1QS

Guide Price £375,000-£395,000

Village Estates are delighted to offer to the market this well presented and spacious two double bedroom, two bathroom first floor apartment. Situated in Bexley Village within a stunning period converted house. Only a short walk to Bexley train station, local schools, shops and amenities. Viewing comes highly recommended...



**EPC RATING C**  
**COUNCIL TAX BAND B**  
**LEASE TERM 954 YEARS REMAINING**  
**GROUND RENT £20 PA**  
**SERVICE CHARGE £75 PCM**

FIRST FLOOR  
 875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA - 875 sq.ft. (81.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.  
 Made with MapInfo 12.0.02

We understand this property is Leasehold.

**VIEWING:**

Via Village Estates on 01322 522111  
 Monday to Friday 9am-6pm, Saturday 9am-5pm

**SELLING YOUR HOME?**

If you are thinking of selling your own property, VILLAGE ESTATES will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.