



- \* TOP FLOOR APARTMENT \* CLOSE PROXIMITY TO BEXLEY TRAIN STATION \*
- \* WALKING DISTANCE TO LOCAL SCHOOLS AND AMENITIES \*
- \* LIFT LOCATED WITHIN THE BUILDING \*
- \* LARGE PRIVATE TERRACE/OUTSIDE SPACE \*
- \* OPEN PLAN KITCHEN/DINING/LIVING AREA \*



**Flat 19 Mallard House 92**  
**Bexley High Street**  
Bexley, DA5 1BF

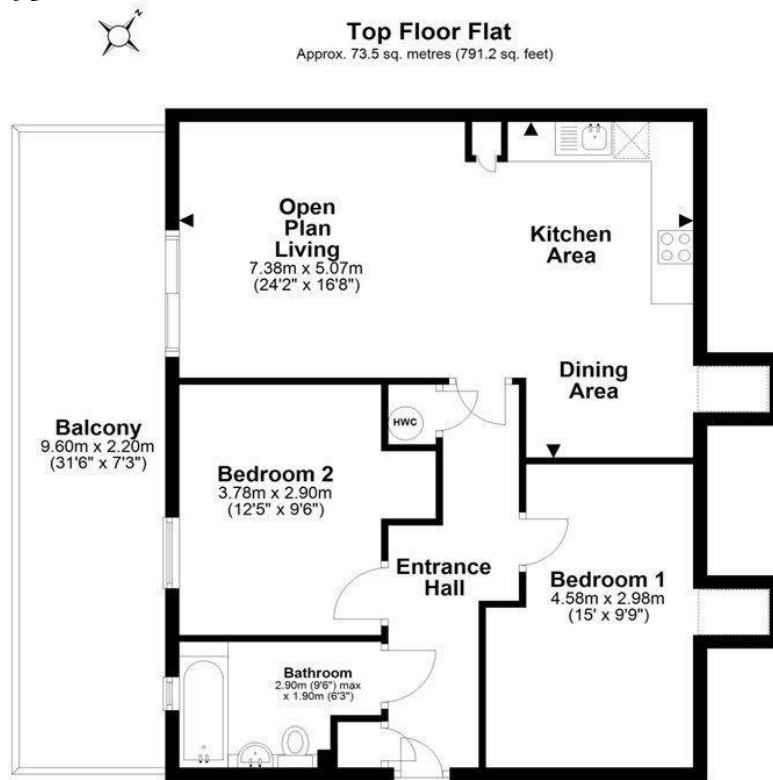
**£395,000**



Village Estates are delighted to present to the market this spacious **TWO DOUBLE BEDROOM TOP FLOOR APARTMENT** situated in the heart of Bexley Village and all its amenities, as well as being within a short walk to Bexley Train Station - the location is truly desirable!! This apartment offers a large terrace along with lift access and an allocated parking space located behind secure gates. Internal viewing comes highly recommended....



**EPC RATING B**  
**COUNCIL TAX BAND D**  
**SERVICE CHARGE £4654.32 PER ANNUM**



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Rennalls Date Prepared: Nov 2014

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.