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- \* TWO BEDROOMS \* TWO BATHROOMS \* OPEN PLAN KITCHEN/LIVING AREA \*
- \* GATED ALLOCATED PARKING \* SHORT WALK TO BEXLEY TRAIN STATION \*
- \* CLOSE TO LOCAL PRIMARY AND SECONDARY SCHOOLS \*
- \* FIRST FLOOR FLAT WITH LIFT \* OUTSIDE SPACE VIA BALCONY \*
- \* PERFECT FOR FIRST TIME BUYERS \*



30 Teal House Bexley High  
Street  
Bexley, DA5 1BF

**£370,000**

**\*Modern Two-Bedroom, Two-Bathroom First Floor Flat in the Heart of Bexley\*** Situated just a short stroll from Bexley's charming array of shops, restaurants, and bars, this beautifully presented first floor flat offers both style and convenience in equal measure. Perfectly positioned for commuters, Bexley train station is only a brief walk away, offering direct links to central London and beyond. Boasting a long lease of 111 years and the added benefit of a secure, allocated parking space, this property is ideal for first-time buyers, downsizers, or investors alike. Inside, you'll find a spacious and contemporary open-plan kitchen and living area- perfect for entertaining or relaxed everyday living. The primary bedroom benefits from a shower ensuite, whilst there is a family bathroom across the hall to accommodate the second bedroom and guests. Don't miss the opportunity to make this exceptional property your new home.



**EPC RATING C**

**COUNCIL TAX BAND D**

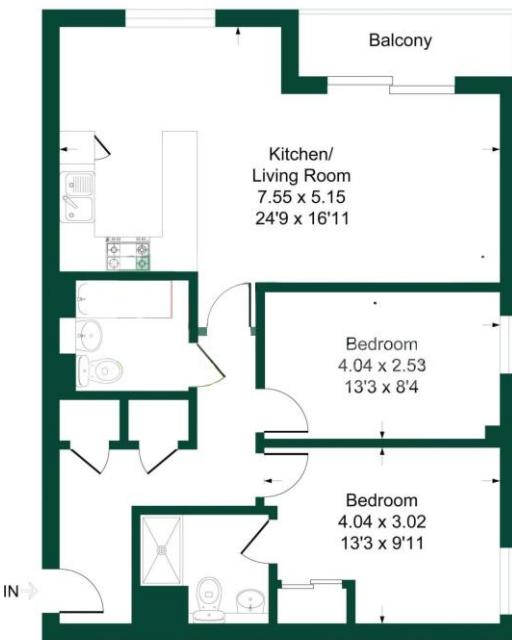
**Lease term 111 years**

**Service Charge £2190.96 half yearly**

**Ground Rent £360 p/a**

### Teal House, High Street, DA5

Approximate Gross Internal Area = 73.0 sq m / 786 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

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.