



Court Road, London, SE9 5AE

**Asking Price £399,950**

A spacious and very well maintained TWO bedroom second (top) floor apartment in one of Eltham's premier flat developments. Positioned within striking distance of Eltham High Street offering a plethora of local restaurants. Internally the property is arranged to provide a spacious, light and airy 'L' shaped reception room, modern fitted kitchen, TWO bedrooms and bathroom with four piece suite. The property also boasts a garage en-bloc. Located within easy reach of both Mottingham and Eltham mainline train stations offering a fast frequent service to numerous London Termini. An internal viewing is highly recommended to fully appreciate all the apartment has to offer. Leasehold with 200 + years remaining (TBC). Service charge to June 2024 was £1,357.11 per annum, EPC rating D. Council tax Greenwich band C.



## ENTRANCE HALL



Entrance door with frosted re-enforced glass window, inset ceiling spot lights, doors to all rooms, built in storage cupboard housing meters, hardwood flooring.

## RECEPTION ROOM



Double glazed sliding patio doors to rear leading to balcony, double glazed window to front, coving to ceiling, two centre light points, wall lights, two radiators, serving hatchway through from kitchen, hardwood flooring.

## KITCHEN



Fitted with a matching range of wall and base units with work to over, integrated sunken stainless steel sink with

swan neck mixer tap. Built in electric oven with four ring gas hob and extractor hood over. Space for washing machine and fridge freezer. Inset ceiling spot lights, coving to ceiling, wall mounted boiler concealed within a built in storage cupboard, partly tiled walls, tiled flooring.

## BEDROOM ONE



Double glazed window to rear, centre light point, wall lights, built in wardrobe, radiator, hard wood flooring.

## BEDROOM TWO



Double glazed window to rear, centre light point, fan light above doors with London skyline, built in storage cupboard, radiator, hardwood flooring.

## BATHROOM



Four piece suite comprising: paneled bath with shower, mixer tap and glass shower screen, vanity wash hand basin with mixer tap, bidet and low level flush W.C. Two frosted double glazed windows to front, two heated towel rails, coving to ceiling, inset ceiling spot lights, tiled walls, tiled flooring.

## BALCONY



Views across well maintained communal grounds.

## GARAGE EN-BLOC



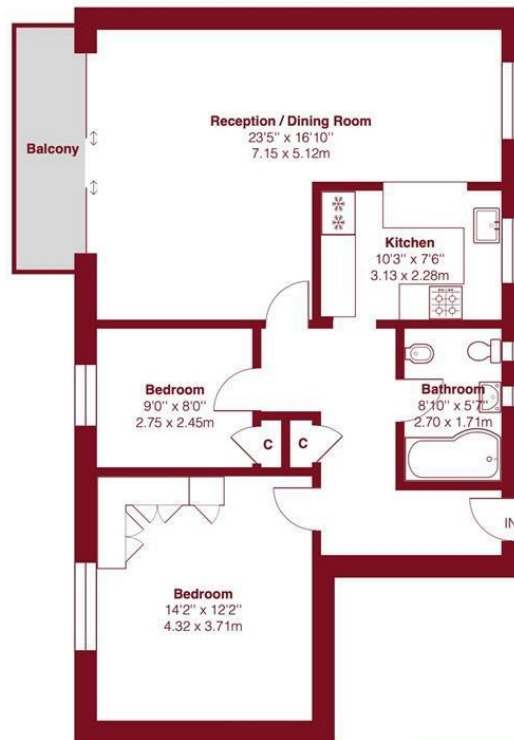


## Floor Plan



Worsley Court, SE9

Approximate Gross Internal Area = 843 sq ft / 77.5 sq m

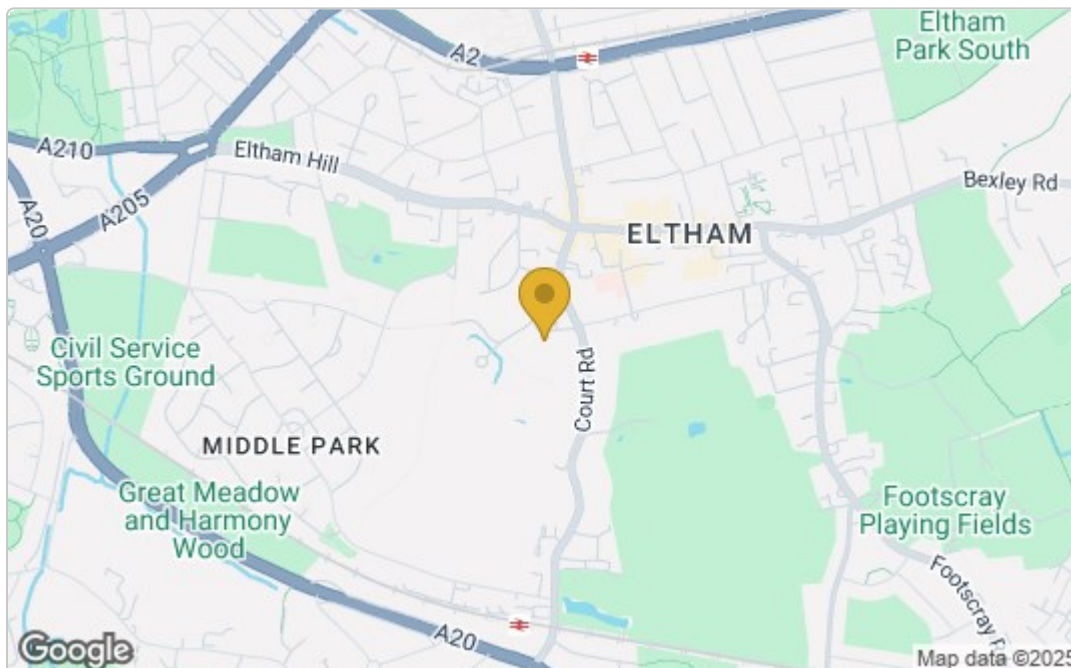


## Second Floor





This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>		57	65
<i>Not energy efficient - higher running costs</i>		EU Directive 2002/91/EC 	
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		EU Directive 2002/91/EC 	
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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