



WEIR ROAD BEXLEY KENT

DA5 1BJ

Guide Price: £350,000 - £370,000 | Leasehold



Well presented two bedroom first floor apartment, located in a gated development, within the heart of Old Bexley Village, with convenient access to all local amenities including shops, restaurants, schools, Bexley Station and all other transport links. An ideal first time buy, the property offers spacious living accommodation comprising of entrance hall, luxury bathroom, two bedrooms - one with an ensuite, open plan fitted kitchen / dining and living area and a balcony. Benefits to note include double glazing, gas central heating, allocated parking space and no forward chain. Viewing is highly recommended.

Lease: Approximately 115 years remaining.  
 Service Charge: £1096 per annum (paid 6 monthly) approx.  
 Buildings' Insurance: £317 per annum approx.  
 Ground Rent: £350 per annum approx.

Local Authority: Bexley  
 Council Tax Band: D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



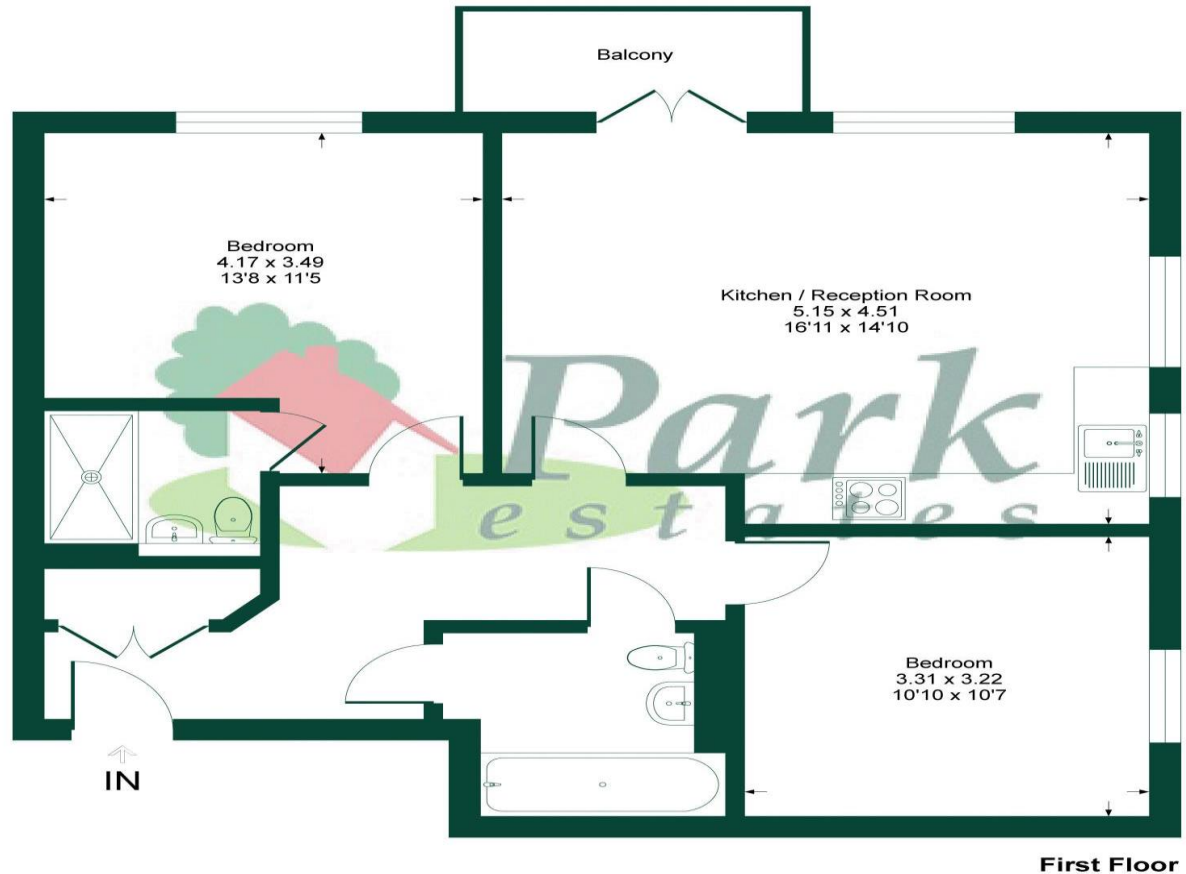
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**Weir Road, DA5**  
 Approximate Gross Internal Area = 67 sq m / 722 sq ft



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

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that 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 by us has not been verified.