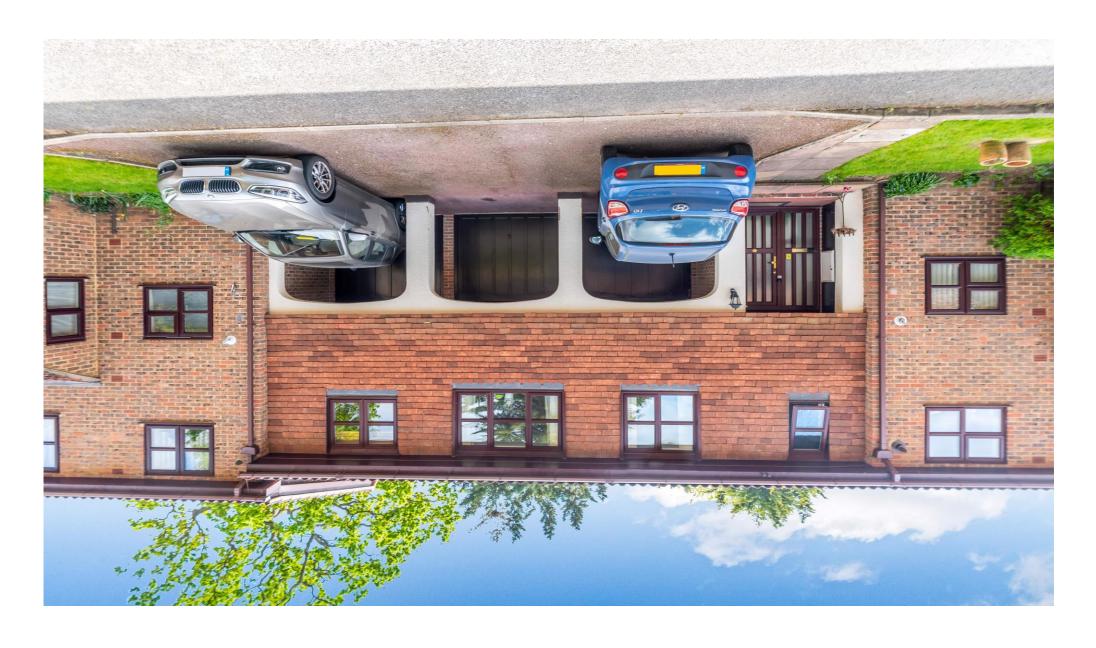


## GUIDE PRICE: £425,000 | SHARE OF FREEHOLD DAS 1HR BALMORAL GARDENS PARKHILL ROAD BEXLEY

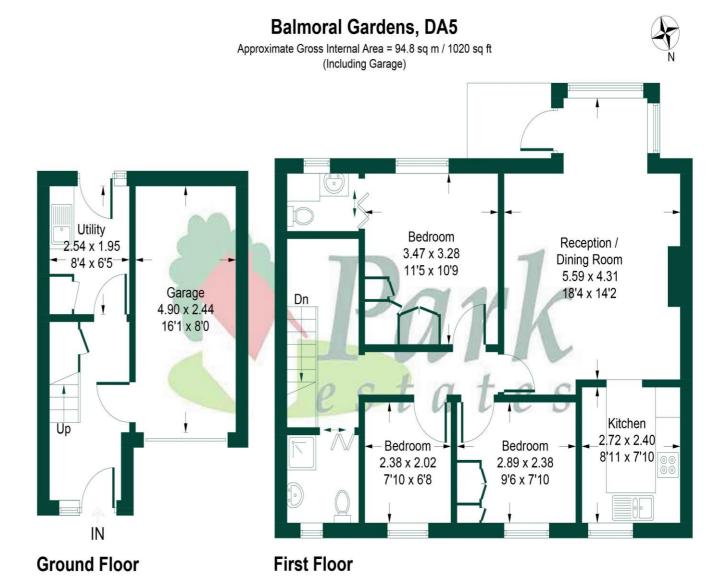








60-62 High Street, Bexley, Kent DA5 1AH bexley@parkestates.co.uk www.parkestates.co.uk



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 on behalf of Park Estates (ID854279)

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.

Offered onto the market chain free, is this unique three bedroom coach house apartment, located in a quiet and popular development, just a short walk from old Bexley Village, with access to all popular local amenities including shops, Bexley Station and all other transport links. This spacious home is approached via its own front door, with accommodation comprising of entrance hall, integral garage and a utility room. To the first floor there is a generous landing, shower room, three bedrooms - one of which has an ensuite wc, reception room, private south facing balcony and a fitted kitchen. Additional benefits to note include a share of the freehold, double glazing, gas central heating, off street parking, communal gardens and an entry phone system. Viewing is highly recommended.

Maintenance Charge: £360 - £370 per quarter

Ground Rent: £100 per year Local Authority: Bexley Council Tax Band: D









