



EVERSLEY AVENUE BARNEHURST KENT  
DA7 6RG  
GUIDE PRICE: £300,000 - £315,000 | Leasehold



This beautifully presented ground floor maisonette has the benefit of off road parking for 2/3 cars, direct access to a secluded rear garden and double garage to the rear. The property is situated close to all amenities which includes mainline stations (Elizabeth, Victoria & Charing Cross lines). The very modern interior comprises of a lounge with French doors to a secluded rear garden, a very modern kitchen with integrated appliances, lovely bathroom and two good size bedrooms. Other features to note include quality flooring throughout, neutral decor, gas central heating with radiator covers and double glazing. An ideal first time buy or lifestyle move, your early viewing is very highly recommended.

Lease: 125 years from 3rd September 2020. 120 years remaining.

Ground Rent: £125 per annum.

Service Charge: £500 per annum.

Local Authority: Bexley

Council Tax Band: C

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 61   D  | 78   C    |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



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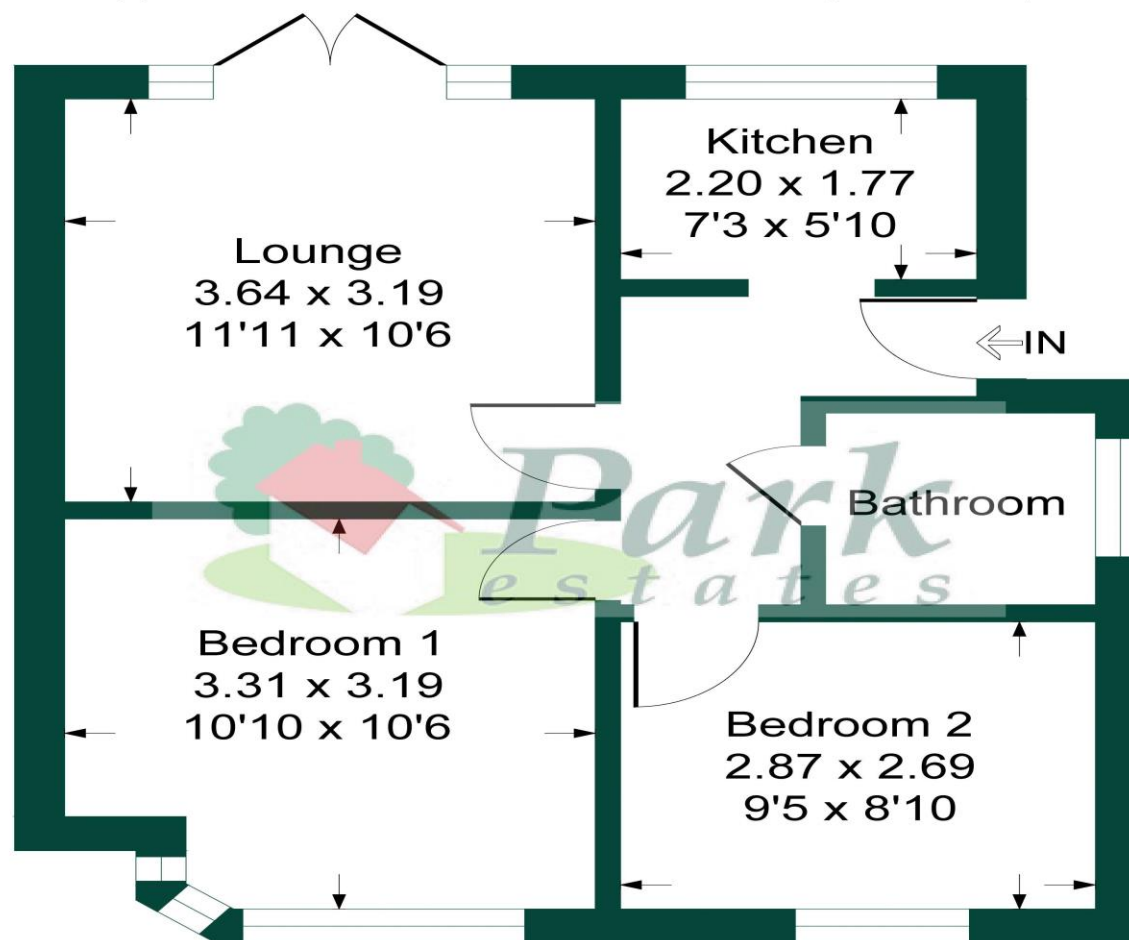
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## Everley Avenue

Approximate Gross Internal Area = 39.8 sq m / 429 sq ft



## Ground Floor

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

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