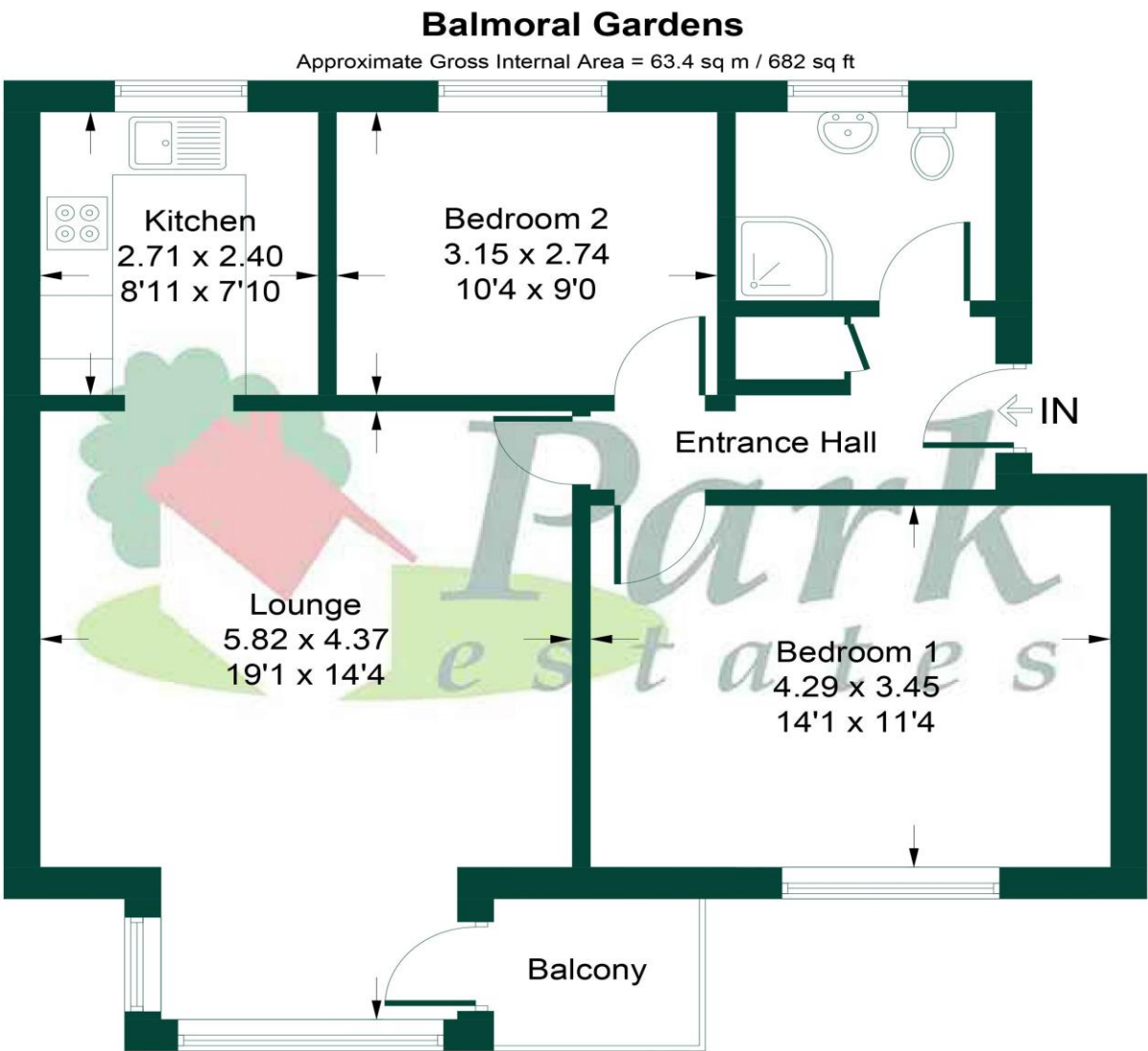




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 (ID866449)

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.

Spacious two double bedroom purpose built first floor apartment, located within a much sought after development, just a short walk from Old Bexley Village, offering convenient access to local shops, Bexley Station and all other transport links. Well presented by the current vendor, this excellent property comprises of entrance hall, modern shower room, two double bedrooms, generous reception room with large window and flooded with natural light, south facing suntrap balcony, modern fitted kitchen and valuable loft space storage. Additional benefits to note include allocated parking, double glazing, gas central heating, share of freehold, entry phone system and a lovely position on the development with peaceful, tranquil and well maintained communal gardens, which offer a quiet place to relax. Viewing is highly recommended.

Lease: 900 years remaining
Ground rent: £25 per annum
Service Charge: £395 per quarter
Local Authority: Bexley
Council Tax Band: D

