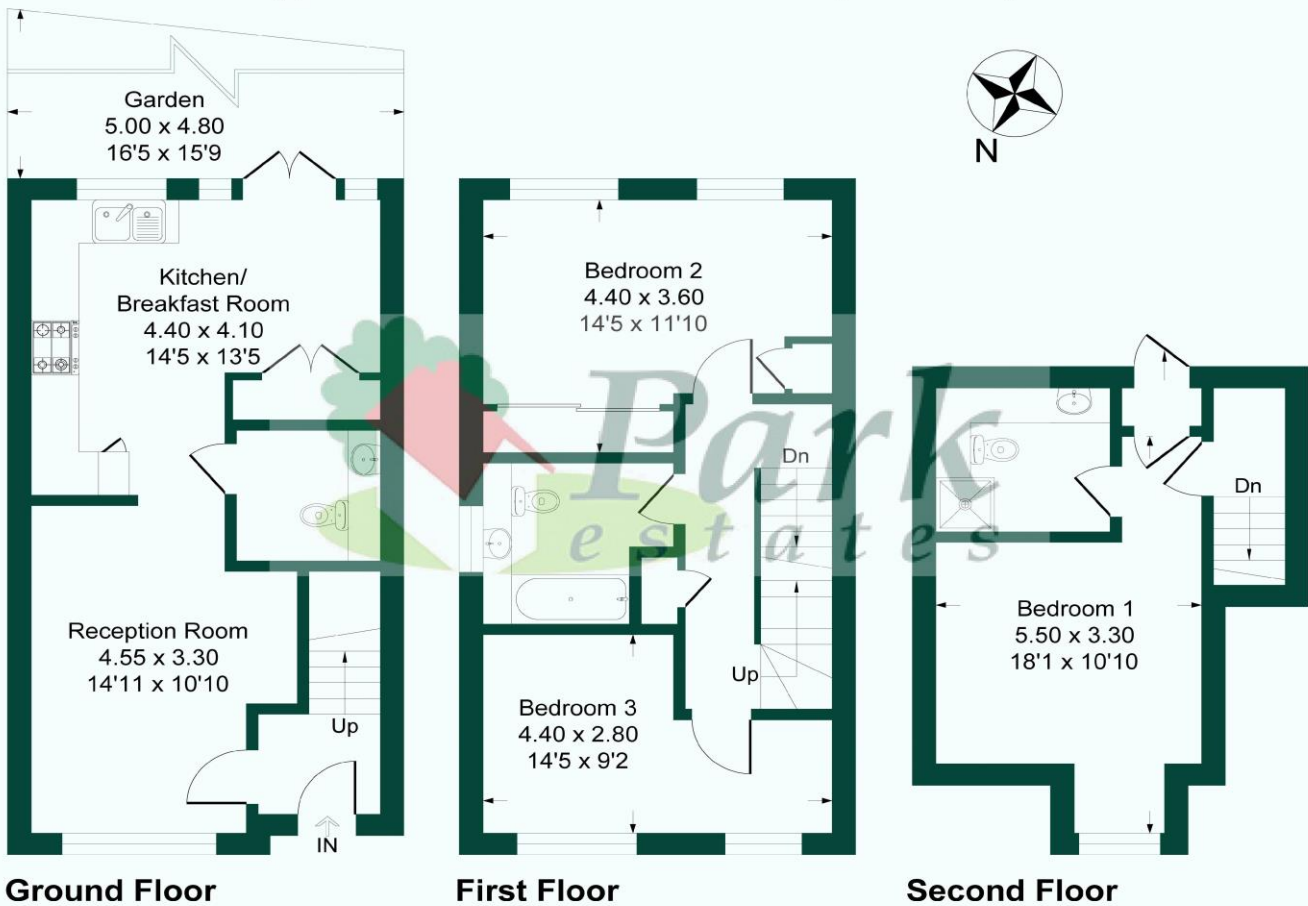




Auction Place , Maiden Lane, DA1

Approximate Gross Internal Area = 98.4 sq m / 1060 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



Score	Energy rating	Current	Potential
92+	A	96 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Park
e s t a t e s
01322 553322

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bexley@parkestates.co.uk
www.parkestates.co.uk

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.

Situated in a small development built in 2022 is this spacious 3 bedroom home arranged over 3 levels and conveniently situated for all local amenities. The very light and modern layout comprises of a main entrance, downstairs WC and a spacious reception room which leads to a fully fitted kitchen with dining area, with access to a court yard garden. To the first floor there are 2 good size bedrooms, one with fitted wardrobes and a modern family bathroom, and to the 2nd floor a spacious master bedroom with storage and an ensuite shower room. Other features to note includes gas central heating, double glazing, 2 parking spaces (numbered 15 & 22) one covered and the other with a EV charger point, solar panels and a 12 year NHBC warranty. A very tranquil location with an open aspect and river to the rear, your early viewing of this lovely home is highly recommended as soon as possible.

Service Charge: £37.93 per month for the upkeep and maintenance of the communal areas.
Local Authority: Bexley
Council Tax Band: E

