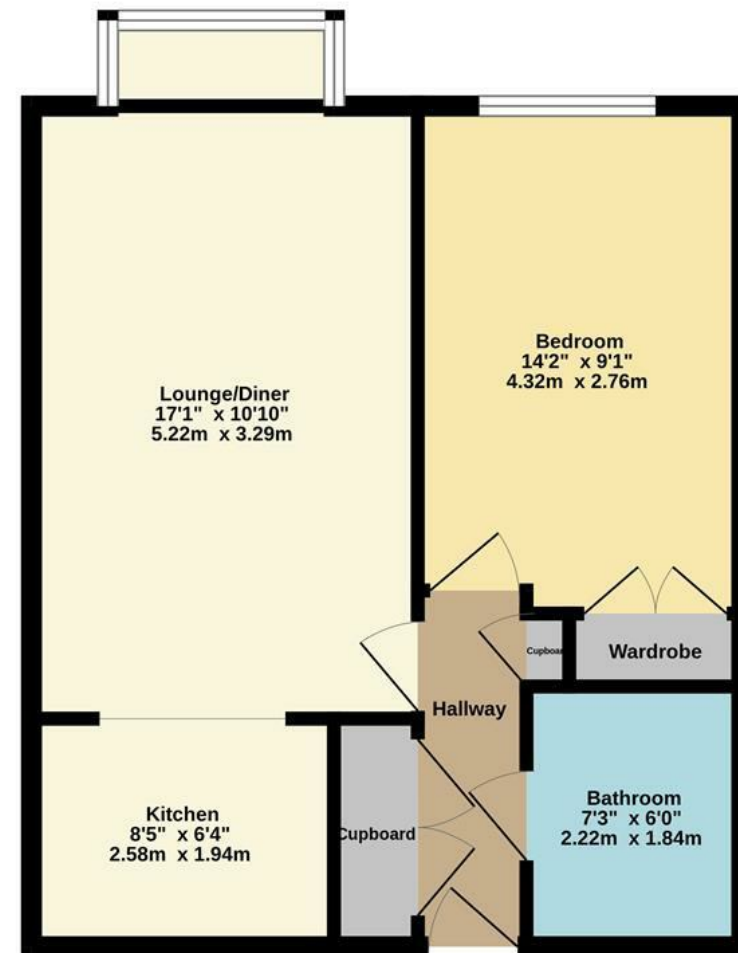


Top Floor
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.8 sq.m.) approx.
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22 Albert Road, Belvedere, Kent, DA17 5LJ

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAYPLACE ROAD EAST
BEXLEYHEATH DA7 6DJ

Guide price £120,000

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Guide Price £120,000 - £140,000

Chain Free

Located in the popular Miller Court development, this well-presented first-floor one-bedroom retirement flat offers comfortable and secure living for the over-55s in a friendly and well-maintained setting.

The property is in good condition throughout and comprises a bright and spacious lounge/diner with a beautiful bay window, a semi separate fitted kitchen, a double bedroom with a built-in wardrobe, and a bathroom. There is also useful storage space in the hallway.

Residents at Miller Court benefit from a range of communal facilities including a welcoming residents' lounge, a well-equipped laundry room, and attractive landscaped gardens. Parking is available on a permit basis for one car.

Miller Court is ideally situated close to Bexleyheath town centre, offering easy access to a wide variety of shops, supermarkets, cafés, and the Broadway Shopping Centre. Excellent transport links are nearby, with Bexleyheath Station providing regular train services into London, as well as several local bus routes and convenient access to the A2 and M25.

This delightful flat offers independent living within a supportive community and is perfect for those looking to downsize without compromising on comfort or convenience.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

MAYPLACE ROAD EAST

BEXLEYHEATH DA7 6DJ

- Chain Free
- 1 Bedroom First Floor Retirement Flat
- Good Condition Throughout
- Communal Lounge, Garden and Laundry Room
- Parking For 1 Car
- Close To Bexleyheath Broadway
- Over 55s, £300 Per Month Service Charge
- 482 Sq Ft
- EPC - C
- Council Tax Band C

