

# Bernard Skinner



68 Marlowe Gardens, Eltham, SE9 1AD

Guide Price £280,000

- Ground floor flat
- Two bedrooms
- No onward chain
- Patio doors to lawned area

Centrally located with Eltham High Street immediately to hand with it's variety of shops, restaurants, cafe's, selection of gyms and a cinema, this deceptively spacious ground floor flat, with patio doors leading to communal gardens and use of the lawned area directly in front of the property. With the benefit of no onward chain, there are integrated appliances in the kitchen and a garage in a block. With Eltham station just over half a mile away, there are a selection of highly regarded primary schools a similar distance along with St Thomas More RC comprehensive school about a third of a mile away. Why not take a look, we hold keys



## Property Description

### COMMUNAL ENTRANCE HALL

Personal front door to:-

### ENTRANCE HALL

Entryphone, electric heater, built in airing cupboard, fitted carpet.

### LIVING ROOM

16' 7" x 10' 9" (5.05m x 3.28m) Patio doors to garden, window to side, two electric heaters, fitted carpet.

### KITCHEN

9' 5" x 7' 8" (2.87m x 2.34m) Window to front, fitted wall and base units, built in double oven and hob, integrated dishwasher, built in microwave, washing machine to remain, part tiled walls, laminate flooring.

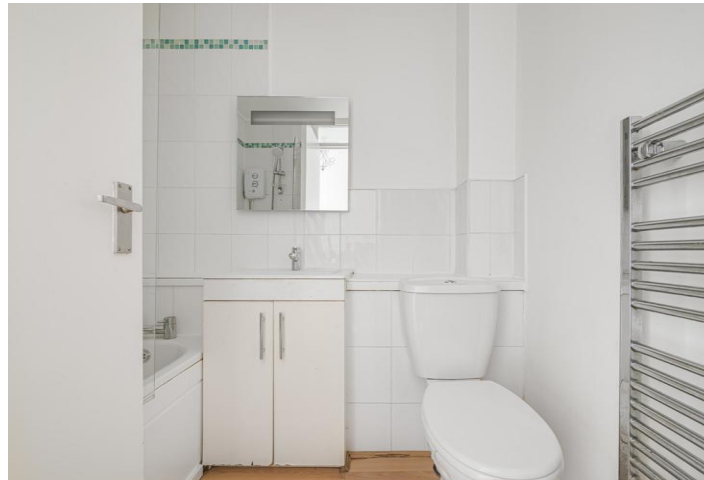
### BEDROOM 1

13' 6" x 7' 4" widening to 9' 2" (4.14m x 2.26m) Window to front, electric heater, built in wardrobes, fitted carpet.

### BEDROOM 2

10' 11" widening to 12' 3" x 8' 4" (3.33m x 2.54m) Window to front, electric heater, fitted carpet.





## BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m) White suite comprising panelled bath with shower over, wash basin with fitted storage, wc., heated towel rail.

## COMMUNAL GARDENS

Well tended communal gardens surround the development, lawned area directly accessible from the flat which can be used by the owner/occupant of flat 68 Marlowe Gardens.

Garage in a block: no:15

Preliminary detail - awaiting validation

## MATERIAL INFORMATION

TENURE: Leasehold

LEASEHOLD: 999 years from 25th March 1990

963 years remaining.

Council tax band: C

Service charge £1800 pa as at year end 24/12/25

Ground rent: Peppercorn

# Marlowe Gardens, SE9

Approx. 648.3 sq. feet (60.2 sq metres)  
 Garage 110.2 sq. feet (10.2 sq metres)  
 Total area: Approx. 758.5 sq. feet (70.4 sq metres)



**Ground Floor**

**Garage**



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		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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