



## Mayplace Road West, , Bexleyheath, Kent, DA7 4JE

- Bexleyheath town centre location
- First floor apartment with long lease
- Two double bedrooms
- Own garage
- Floor Area: 857 sq ft
- Walking to a range of shops and transport
- Stunning condition throughout
- Modern kitchen with large island
- Call Hunters to view
- EPC Rating: C

**Price Range £300,000**





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## DESCRIPTION

\*\* PRICE RANGE £300,000 - £315,000 \*\*

LOCATION, LOCATION, LOCATION!

Hunters are delighted to offer to the market this STUNNING first floor apartment which is located in the heart of Bexleyheath's town centre, giving you easy access to a range of shops, gyms, bars, restaurants, local schools, cinema, A2/M25 links and transport!

The property itself has been lovingly refurbished throughout by the current owner to a very high standard!

The accommodation on offer comprises of a large open plan lounge/kitchen/ breakfast room with a stunning modern fitted kitchen which comes complete with a center island which to be honest is bigger then you will find in most family homes. You can also access a balcony area from here.

There are two DOUBLE bedrooms with the master bedroom having a built in wardrobe and a beautiful modern shower room which I'm sure everyone will love!

Externally there is a residents parking area to the rear aswell as an integrated garage.

Call Hunters now to arrange your viewing!

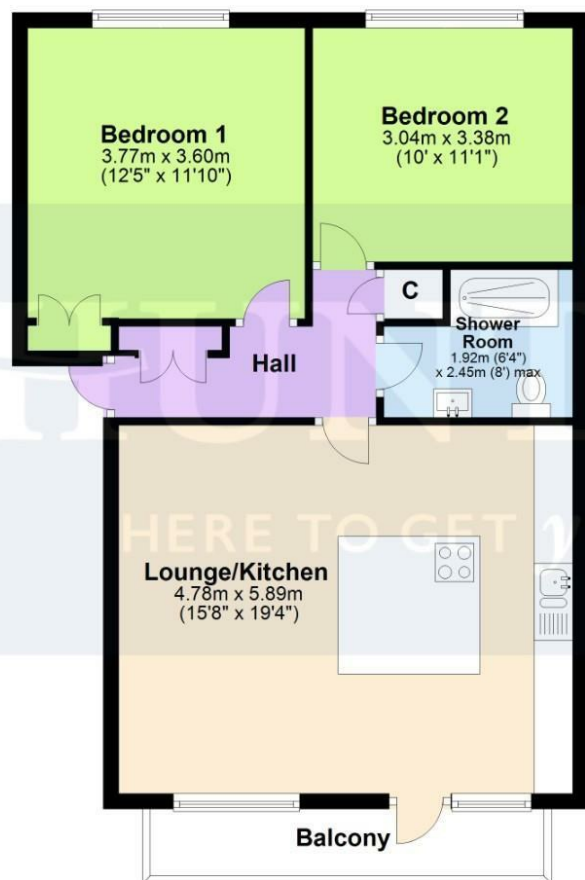






## First Floor

Approx. 79.7 sq. metres (857.6 sq. feet)



Total area: approx. 79.7 sq. metres (857.6 sq. feet)

## Viewings

Please contact [bexleyheath@hunters.com](mailto:bexleyheath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.