



FLAT 1 WEIR ROAD, DA5

£285,000 Leasehold

- ONE BED APARTMENT
- 2 PARKING SPACES
- VILLAGE LOCATION

- GATED DEVELOPMENT
- CLOSE TO TRAIN STATION
- GROUND FLOOR FLAT

Ashton & Grosvenor

Chain-Free | Stylish One-Bedroom Ground Floor Apartment | Two Allocated Parking Spaces positioned on Weir Road in the heart of highly regarded Bexley, this beautifully presented, chain-free one-bedroom ground floor apartment offers contemporary living within a desirable village setting.

The apartment boasts a generous open-plan living and dining space, complemented by a fully fitted kitchen, a contemporary bathroom, and a spacious double bedroom. Thoughtfully arranged and well proportioned throughout, the property further benefits from two allocated parking spaces, conveniently positioned close to the entrance. Bexley Village is renowned for its strong sense of community and retained village charm, with a picturesque High Street that remains refreshingly independent.

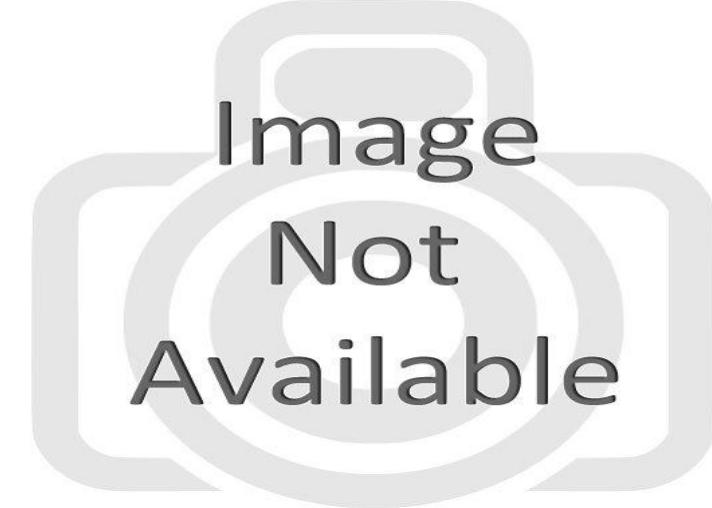
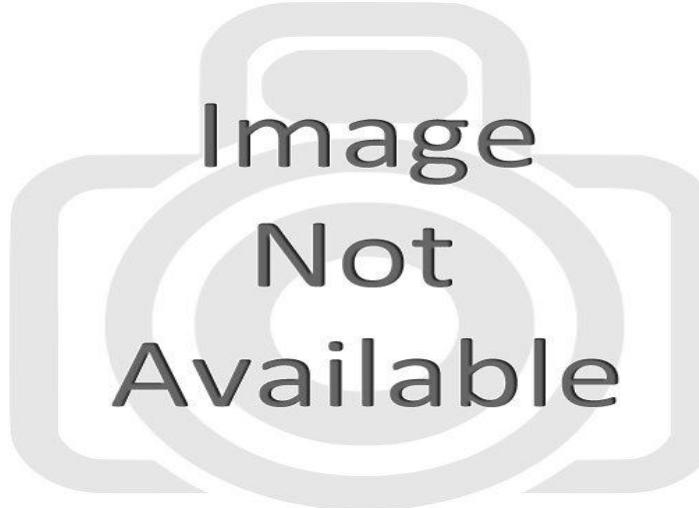
A curated selection of boutiques, family-run shops, pubs, and restaurants sit alongside the mainline station, providing excellent connections into central London. The area is particularly well regarded for education, home to two of the borough's highly regarded grammar schools and a number of respected primary schools. Nearby Hall Place, a Grade I listed Tudor mansion set within beautifully landscaped grounds, serves as a cultural focal point for the village, hosting regular events and offering an on-site café and neighbouring restaurant.

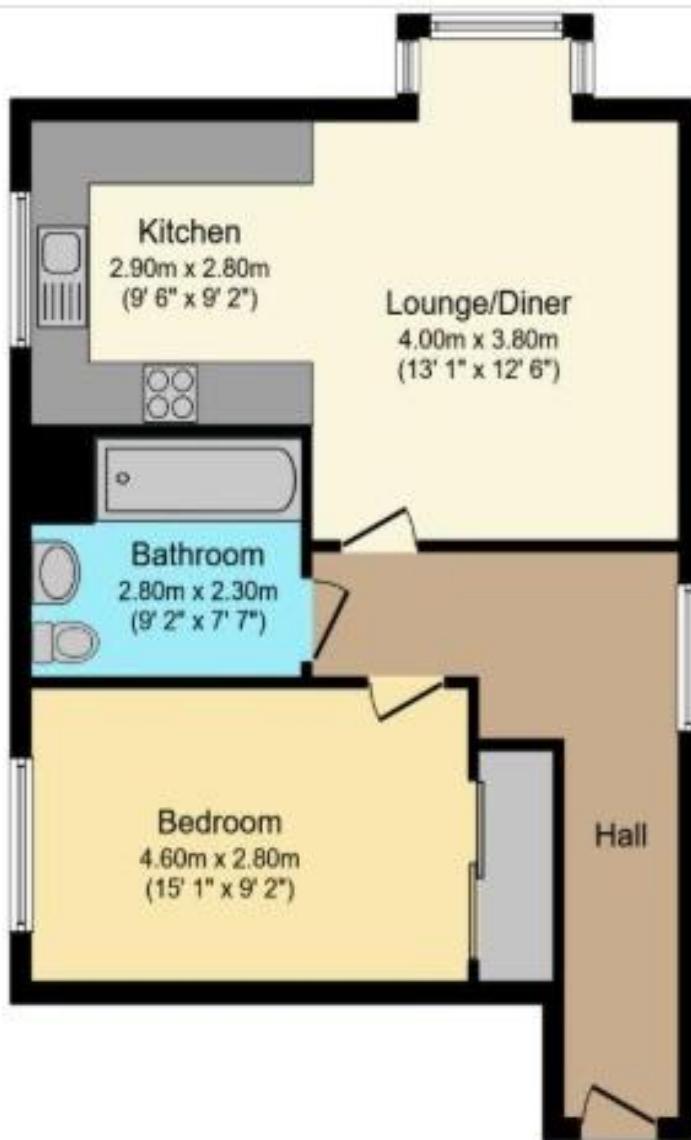




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Floor Plan

Total floor area 58.0 sq. m. (624 sq. ft.) approx

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Ashton & Grosvenor cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.

COUNCIL TAX

Band

LOCAL AUTHORITY
Cheshire West and Chester

TENURE

Leasehold

SERVICE CHARGE (PA)

£1517.36

GROUND RENT

£395.35

EPC

Score		Energy rating	Current	Potential
92+		A	93	93
81-91		B		
69-80		C		
55-68		D		
39-54		E		
21-38		F		
1-20		G		

Certificate Number : 8297-7730-0789-0985-4996

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8297-7730-0789-0985-4996>

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