

Bernard Skinner



Flat 27 Southend House, 141 Footscray Road, Eltham, SE9 2TA

Guide Price £135,000

- Retirement development
- Ground/first floor apartment
- Newly decorated & new carpets
- Bedroom to the first floor

Good things come in small packages, this compact and bijou property on the ground and first floor, is one of only four of this style, with the bedroom to the first floor. Situated within this popular retirement development for the over 55's, the property has direct access to the well tended and stocked landscaped gardens, with seating immediately to hand. Recently decorated with new carpets and curtains the property also benefits from a newly installed shower room on the ground floor. The kitchen provides built in oven and hob and other white goods. With the benefit of an onsite manager, residents lounge and 24 emergency alarm system. With residents parking and a lift on site, the development is well served by bus routes on Footscray Road, providing easy access into both New Eltham and Eltham High Street.



Property Description

COMMUNAL ENTRANCE

Secure gated entrance, entryphone

ENTRANCE HALL

Front door, entryphone, storage heater, understairs cupboard, fitted carpet.

LOUNGE

11' 6" x 8' 1" (3.51m x 2.46m) Window to side, storage heater, fitted carpet.

KITCHEN

8' 1" x 6' 5" (2.46m x 1.96m) Window to side, fitted wall and base units, 1.5 bowl sink unit, built in oven and hob, fridge/freezer, washing machine

SHOWER ROOM

6' 4" x 5' 1" (1.93m x 1.55m) Double shower unit, pedestal wash basin, wc., fully tiled walls, vinyl flooring.

FIRST FLOOR

SMALL LANDING

BEDROOM

12' 4" x 7' 1" (3.76m x 2.16m) Skylight, built in wardrobe, eaves cupboard, storage heater, fitted carpet.





COMMUNAL GARDENS
Landscaped communal gardens

Residents parking

MATERIAL INFORMATION

Tenure: Leasehold

Lease term: 999 years from 25th December 1986

Years remaining:960 years

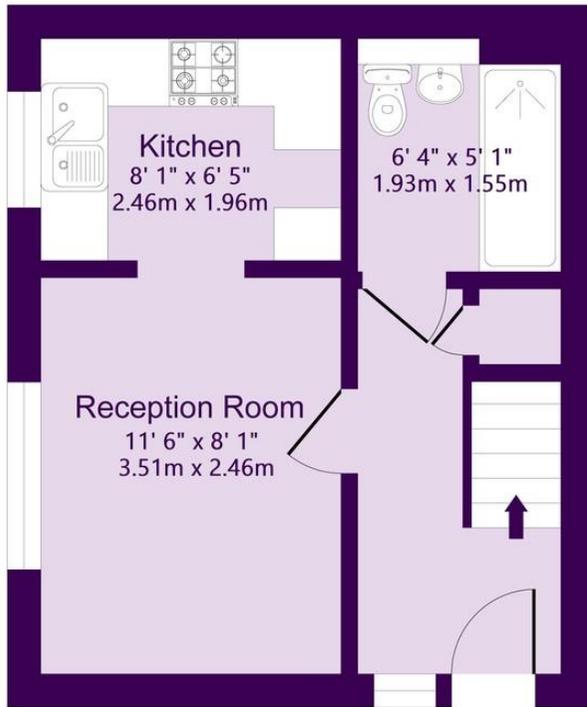
Service Charge: £291.91pcm

Ground rent: £1 quit rent pa

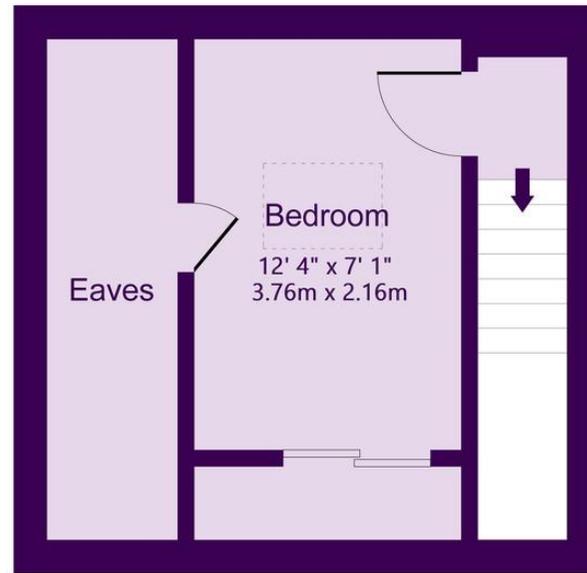
Council tax band:B - £1564.61 pa

Southend House, Footscray Road, SE9

Total area: Approx. 443.0 sq. feet (41.1 sq metres)



Ground Floor



First Floor

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		92 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	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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