

Bernard Skinner



- Impressive 2 bedroom ground floor apartment
- Highly regarded development
- Landscaped gardens
- Garage in block

7 Darwin Court, Greenacres, Eltham, SE9 5BD

Guide Price £425,000

Situated within this highly regarded development, on one of Eltham's most prestigious roads, handily located for the High Street and all its amenities, this two double bedroom ground floor apartment, with updated kitchen, shower room and heating system, has plenty of natural light with its South-facing aspect to the rear. Known for their spacious living rooms the property has a sunny balcony and is offered with no onward chain. With replacement internal doors and an entryphone system, there are very well tended, landscaped gardens surrounding the properties and resident permit parking. All in all an ideal opportunity to downsize to a spacious, easy maintenance property in a very convenient spot.



Property Description

COMMUNAL ENTRANCE HALL

Entryphone, personal front door to:-

ENTRANCE HALL

Built in cloaks cupboard with light, shelved recess, entryphone, replacement internal doors.

LIVING ROOM

16' 3" x 15' 2" (4.95m x 4.62m) Double glazed window to rear, warm air vents, door to balcony, laminate flooring, open plan to:-

DINING AREA

14' 8" x 8' 7" (4.47m x 2.62m) Double glazed window to front, warm air vent, fitted storage unit, laminate flooring, through to:-

KITCHEN

8' 4" x 8' (2.54m x 2.44m) Double glazed window to front, fitted with gloss wall and base units, built in oven, hob and cooker hood, integrated washer dryer, fridge/freezer and slimline dishwasher, stainless steel sink unit with Quooker instant boiling and hot water tap, laminate flooring.

INNER HALLWAY

Cupboard housing warm air unit, laminate flooring.

BEDROOM 1

12' 1" x 10' 5" including wardrobe space (3.68m x 3.18m) Double glazed window to rear, fitted wardrobes to one wall, built in cupboard, warm air vent, laminate flooring.





BEDROOM 2

10' 5" x 9' 11" (3.18m x 3.02m) Double glazed window to front, cupboard housing gas condensing boiler for heating system and hot water, warm air vent, laminate flooring.

SHOWER ROOM

Shower unit with wall mounted folding/retractable shower seat, wash basin with fitted storage, heated towel rail, fully tiled walls, laminate flooring.



SEPARATE WC

Wc, wash basin, laminate flooring.

BALCONY

Sunny, South facing aspect

OUTSIDE

Landscaped gardens surround the development.

Garage in a block no: 77

Residents permit parking

MATERIAL INFORMATION

Tenure: Share of Freehold

Lease: 999 years from 25.03.1995 - 969 years remaining

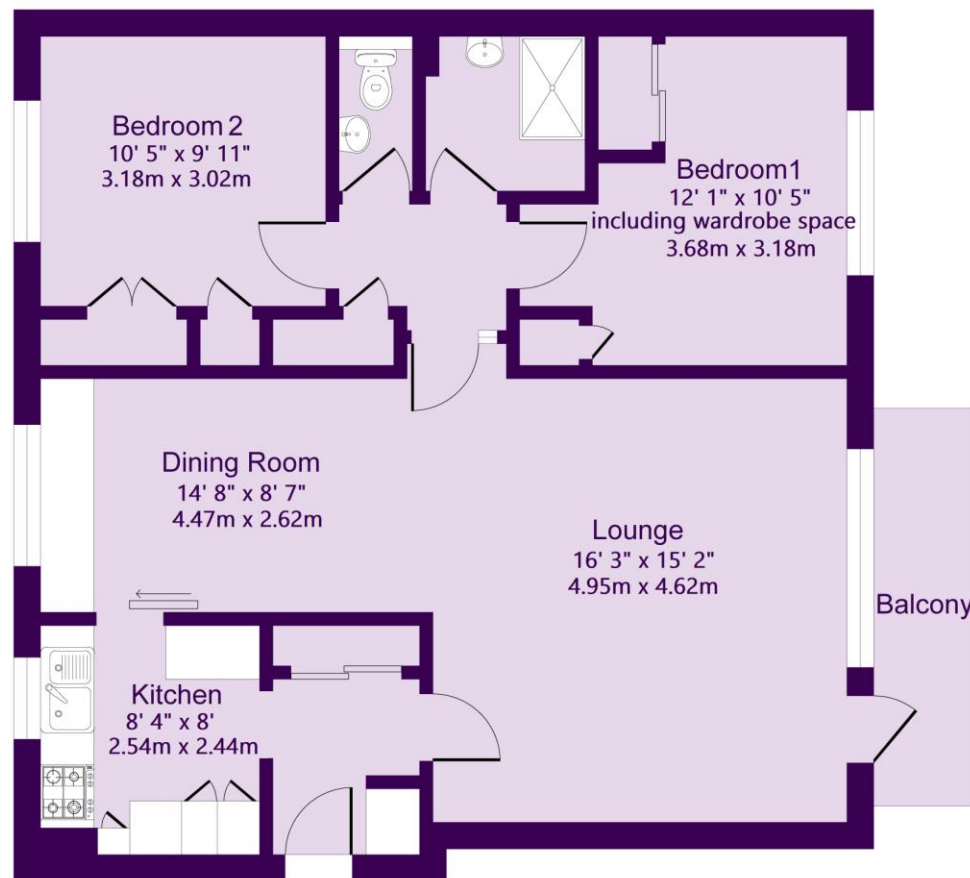
Service charge: £2644.27 pa to year end 24.03.26
- reviewed annually

Ground rent: Peppercorn



Darwin Court, SE9

Total area: Approx. 869.8 sq. feet (80.8 sq metres)



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



Council Tax Band - C - £1,788.12

All purchasers are subject to identity checks. We use a third party company to complete these for us. The charge is £36 inc vat per person which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 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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