



Marden Crescent
Bexley, DA5 1PN

Guide Price
£315,000

Offered with no forward chain, this well-presented 2 bedroom first floor maisonette represents an excellent opportunity for first time buyers or downsizers.

The property is in great condition throughout and provides comfortable accommodation with a lounge, fitted kitchen, bathroom and two well-proportioned bedrooms.

A significant benefit is the new 990-year lease to be granted upon completion, together with a peppercorn ground rent, providing long-term peace of mind and minimal ongoing ground rent liability.

The location is particularly convenient, with easy access to both Bexley and Crayford stations, providing connections into London and the surrounding areas. Residents can also enjoy the nearby amenities of Bexley Village, with its range of independent shops, cafés, restaurants and pubs, while Bexleyheath Broadway offers a wider selection of shopping, leisure and dining facilities.

Families will appreciate the proximity to a number of well-regarded primary and secondary schools, including the area's sought-after grammar schools. For those who enjoy outdoor space, Hall Place and Gardens and other local green spaces are within easy reach.

Combining a long lease, no onward chain and a convenient location, this property offers an excellent opportunity in a well-connected part of Bexley.





Bedrooms: | **Bathrooms:** | **Receptions:**
2 | 1 | 1

Property Type: Maisonette

Tenure: Leasehold

Council Tax Band: B

Key Features

- 990 Year Lease (On Completion)
- Peppercorn Ground Rent - £10 per annum
- Maintenance, Insurance, Reserve Fund - £60 per month
- No Chain
- 1st Floor
- 2 Well-Proportioned Bedrooms
- Fitted Kitchen
- Bathroom
- On Street Parking
- Private Garden

Location

Bexley is a well-regarded part of the borough, known for its attractive residential roads, green spaces and strong sense of community. The area offers a variety of local amenities, with Bexley Village providing a selection of independent shops, cafés, restaurants and pubs. Families are drawn to the area by its well-regarded schools, including the borough's highly regarded grammar schools. Excellent transport links, including rail services and access to major road networks, provide convenient connections to London and the surrounding areas.



