

COCKBURN
ESTATE AND LETTINGS AGENTS

Stanley Close

SE9 2BB



***** CHAIN FREE SALE *****

Discover this inviting two-bedroom first-floor apartment in the popular Stanley Close, New Eltham - offering comfortable living with the significant benefit of a chain-free sale, perfect for first-time buyers or investors.

This well-proportioned apartment spans 603 sq ft and features a bright reception room, providing ample space for relaxation and entertaining, alongside a newly refurbished kitchen complete with fitted appliances. It includes two comfortable bedrooms, offering flexible accommodation, complemented by a well-appointed bathroom, and benefits from wooden flooring throughout.

Residents will benefit from convenient communal parking, as well as 2 unallocated spaces available with a permit, and access to well-maintained communal gardens, perfect for enjoying outdoor moments. Further benefits also include regular window cleaning every three months, and with a long lease and low service charges, this property presents a secure and appealing ownership opportunity.

Situated in a popular development in New Eltham, this home boasts excellent transport links, being within walking distance of New Eltham Railway Station, offering direct trains into London Bridge within 25 minutes, as well as Cannon Street & Charing Cross within 30-35 minutes. The apartment is also just a stone's throw from New Eltham Village shops and eateries, providing easy access to everyday essentials and local amenities. This property is an ideal first-time purchase or a fantastic buy-to-let investment in a well-regarded location.

Lease Length 119 Years | Service Charge £1,800 Per Annum | Ground Rent £200 Per Annum (all figures are approx.)



Key Features:

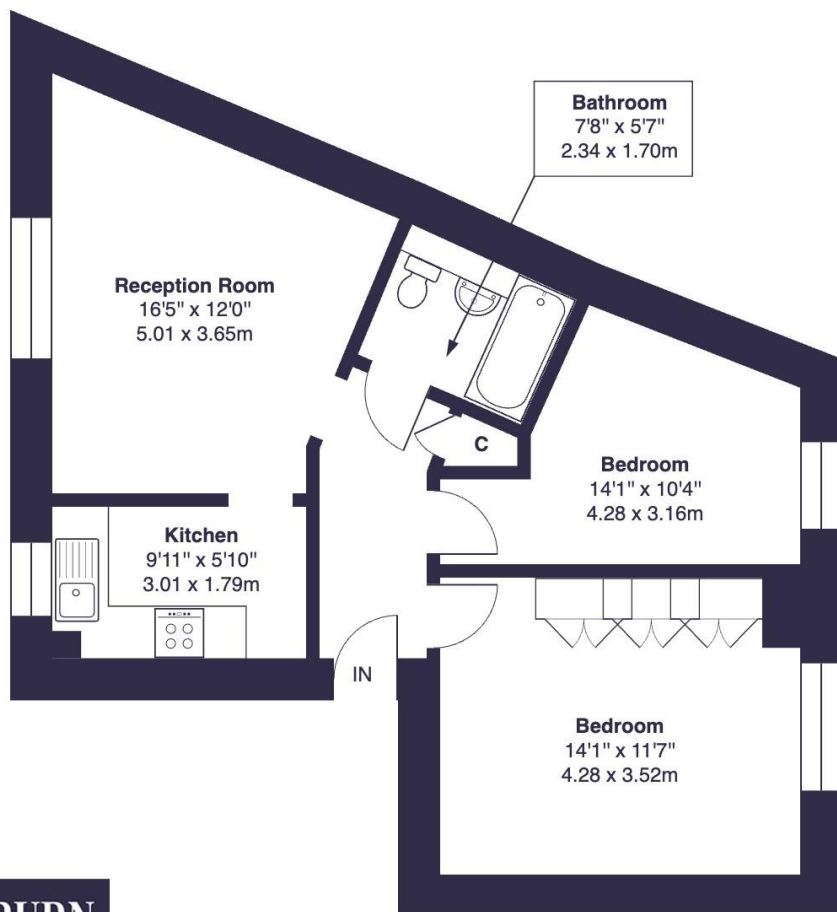
- ❑ Chain Free Sale
- ❑ First Floor Apartment
- ❑ Two Bedrooms
- ❑ Communal & Permit Parking & Communal Gardens
- ❑ Popular Development
- ❑ Long Lease & Low Service Charges
- ❑ Walking Distance To New Eltham Railway Station
- ❑ Within A Stones Throw Of New Eltham Village Shops & Eateries
- ❑ Ideal First Time Purchase Or Buy To Let Investment
- ❑ Council Tax Band C - Royal Borough Of Greenwich





Stanley Close, SE9

Approximate Gross Internal Area = 603 sq ft / 56.0 sq m



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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EPC: C

COUNCIL TAX BAND: D

TENURE: Leasehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



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