

Bernard Skinner



Flat 41 Southend House, 141 Footscray Road, Eltham, SE9 2TA

Guide Price £150,000

- Two bedroom retirement flat
- Over 55 age group
- First floor
- Lift and residents lounge

Situated on the first floor, this well presented two bedroom retirement flat (55 year olds and over) is within a well established retirement development. The front of the property has a sunny South facing aspect and overlooks the well tended landscaped gardens and there is a fitted kitchen and shower room. The complex benefits from a lift, residents lounge, 24 hour alarm/intercom system and an onsite scheme manager. With bus stops immediately to hand which serve Eltham and New Eltham High Street for easier access to shops and restaurants. Residents parking is available. No onward chain, why not take a look.



Property Description

SECURE GATED ENTRANCE

Entryphone

COMMUNAL ENTRANCE HALL

Lift and stairs to first floor

PERSONAL ENTRANCE HALL

Front door, two built in cupboards, one housing hot water cylinder and water tank, electric heater, doors to all rooms, laminate flooring.

LIVING AREA

12' 2" x 9' 8" (3.71m x 2.95m) Upvc window to rear, fitted carpet, open plan to:-

DINING AREA

Electric heaters, fitted carpet.

KITCHEN

9' 7" x 7' 1" (2.92m x 2.16m) Upvc window to rear, fitted wall and base units, space for washing machine, tumble dryer and fridge/freezer, single drainer sink unit, built oven and hob stainless steel chimney hood, electric heater, vinyl flooring.





BEDROOM 1

9' 11" x 9' 8" (3.02m x 2.95m) Upvc window to rear, electric heater, built in ward robe, electric heater, fitted carpet.

BEDROOM 2

7' 9" x 6' 3" (2.36m x 1.91m) Upvc window to front, electric heater, fitted carpet.



SHOWER ROOM

Upvc window to front, double shower unit, wash basin, wc., heated towel rail, electric wall heater, part tiled walls, electric wall heater, vinyl flooring.

OUTSIDE

Landscaped communal gardens, well stocked with shrubs, flowers and trees

Residents parking

Tenure: Leasehold

Lease:

Service charge: £3556.16 as at year end 31/12/2026

Ground rent: Quit rent £1 pa

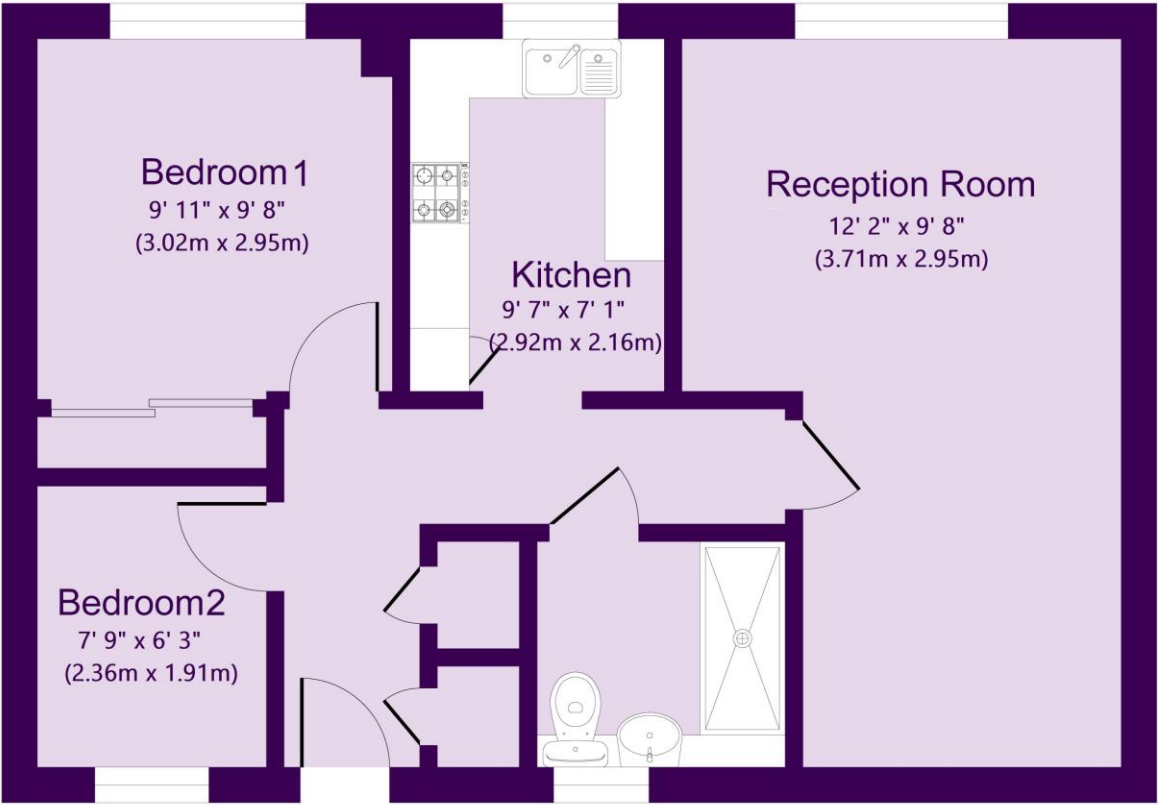
Council tax band: C - £1,873.51



Preliminary detail - awaiting validation

Southend House, SE9

Total area: Approx. 603.4 sq. feet (56.0 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	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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