4 High Street, Bexley, Kent DA5 1AD
Tel: 01322 522111
Email: bexley@village-estates.com
www.village-estates.com



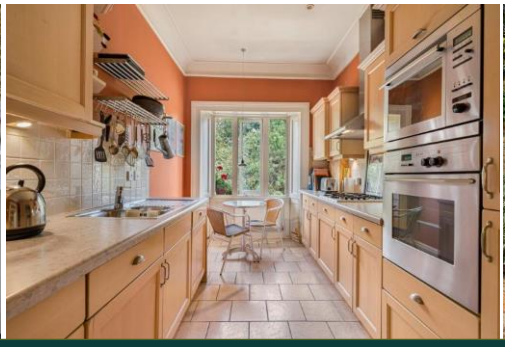
*** SHARE OF FREEHOLD * ALLOCATED PARKING SPACE ***

*** GRADE II LISTED BUILDING * SPLIT LEVEL APARTMENT ***

SERVICE CHARGE: £3,600 per annum *

*** GROUND RENT: Nil * LEASE: Remaining Lease 98 years approx. ***







12 The Manor House
Manor Road
Bexley, DA5 3LU

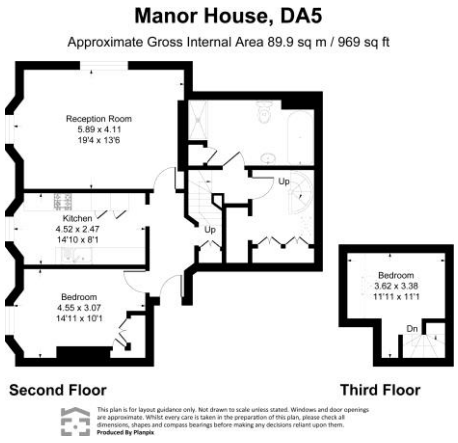
Guide Price £400,000-£425,000

Set within the prestigious Grade II listed Manor House, this impressive top-floor apartment occupies an enviable position in one of Bexley's most sought-after private, off-road locations. Combining elegant period architecture with spacious and versatile accommodation, this exceptional property offers a rare opportunity to enjoy both character and convenience in equal measure. Approached via electric wrought-iron gates, The Manor House is surrounded by beautifully landscaped communal gardens and established woodland, creating a wonderfully private and peaceful setting. A particularly attractive feature is the substantial gravel driveway, providing allocated parking for residents. Despite its secluded setting, the property is exceptionally well placed for local amenities. Bexley railway station is just a short walk away, while an excellent selection of bars, restaurants, traditional pubs and independent coffee shops are all within easy reach. The apartment itself is filled with charm and character, with an abundance of original period features including high ceilings, deep decorative coving, picture rails and beautiful period fireplaces. The generously proportioned dual-aspect lounge is a real focal point of the home, enjoying attractive views over the surrounding gardens. A magnificent period marble fireplace with a working gas coal-effect fire creates a warm and inviting centrepiece, perfectly complementing the room's impressive proportions and period character. The accommodation is versatile and offers two bedrooms plus a separate study/occasional third bedroom, making it ideally suited to modern living





EPC RATING D
COUNCIL TAX BAND D
LEASE TERM APPROX 98 YEARS REMAINING
SERVICE CHARGE £3600 P/A



We understand this property is Share of Freehold.

VIEWING: Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, **Saturday** 9am-5pm

SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION.** Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.