



- \* GROUND FLOOR TWO BEDROOM FLAT \* ALLOCATED PARKING SPACE \*
- \* SHORT WALK TO DANSON PARK \*
- \* CLOSE TO BEXLEYHEATH TRAIN STATION AND AMENITIES \*
- \* MAIN BEDROOM WITH ENSUITE \* 231 YEAR LEASE \* EPC GRADED C \*
- \* COUNCIL TAX BAND D \*



**4 Talehangers Close**  
Bexleyheath, DA6 8AE

**Offers in Excess of £282,500**

This well-presented two-bedroom, two-bathroom ground floor flat is ideally situated in the sought-after Talehangers Close, Bexleyheath. Offering a perfect blend of comfort and convenience, the property is just a short distance from the beautiful Danson Park, as well as Bexleyheath Station, providing excellent transport links and easy access to a wide range of local shops, restaurants, and amenities. The accommodation comprises a spacious and bright living area, a modern fitted kitchen, two generously sized bedrooms, including a principal bedroom with en-suite, and a contemporary family bathroom. Being positioned on the ground floor, the property also offers ease of access, making it suitable for a variety of buyers. Further benefits include an allocated parking space and an impressive long lease of approximately 231 years, offering peace of mind for future ownership. This property would make an ideal purchase for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



**EPC RATING C**  
**COUNCIL TAX BAND D**  
**231 YEAR LEASE**  
**GROUND RENT £450 P/A**  
**SERVICE CHARGE £2200 P/A**



Total Approx. Floor Area 56.4 Sq.M. (607 Sq Ft.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropack 6/2015

We understand this property is Leasehold.

**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.