



18 Guinea Court, Sterling Road, Bexleyheath DA7 6FE
Guide Price £260,000 - £275,000



Guide Price £260,000-£275,000 Situated in a small development very close to Bexleyheath Town Centre and all transport links including Barnehurst, Bexleyheath, Bexley and Abbey Wood stations for the Elizabeth Line, Park Estates are delighted to offer this wonderful 1 bedroom top floor contemporary apartment. Offered with no forward chain the property has the benefit of a lift to all floors, private parking space with security post, bike storage, play area and very well maintained communal areas. Featuring a bright and modern living space comprising of an open plan fitted kitchen and living area leading to a balcony with lovely panoramic views, spacious bedroom with full-length double glazed windows and a modern bathroom. An ideal first time buy or buy to let investment your early viewing is very highly recommended.

Unexpired Lease: 125 years from 1st August 2013

Service charge: £1,589.57 pa

Ground Rent: £310.00 pa

Building Insurance: £354.00 pa

Local Authority: London Borough of Bexley

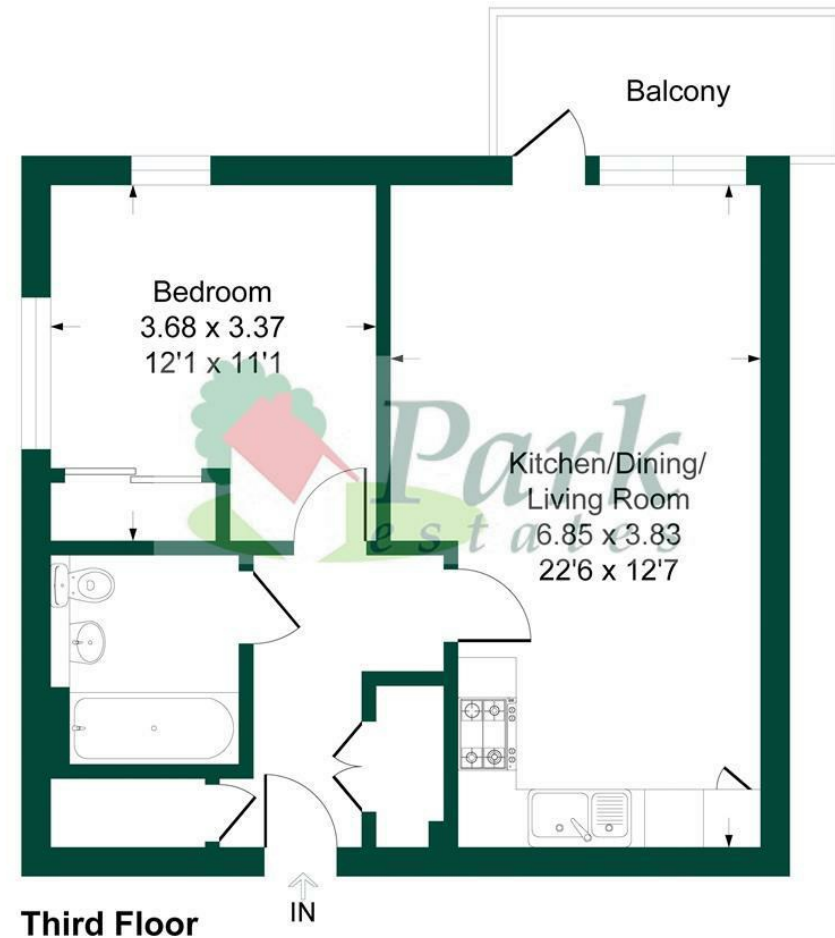
Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 50.3 sq m / 542 sq ft



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

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Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that 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 by us has not been verified.