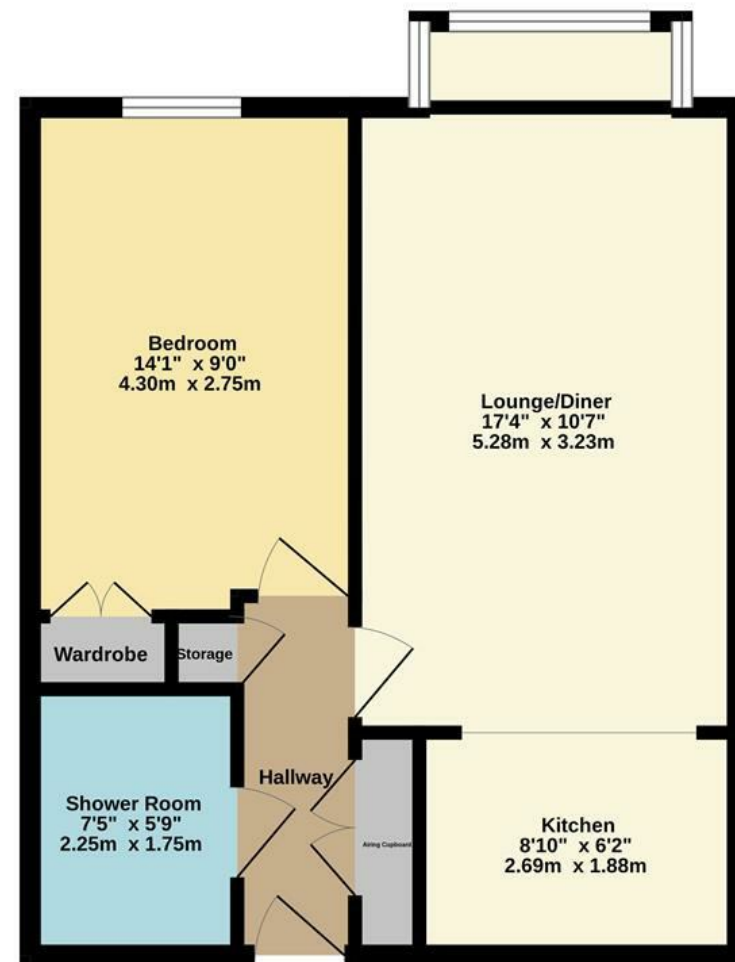


1st Floor
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 478 sq.ft. (44.4 sq.m.) approx.
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22 Albert Road, Belvedere, Kent, DA17 5LJ

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	86
	EU Directive 2002/91/EC	

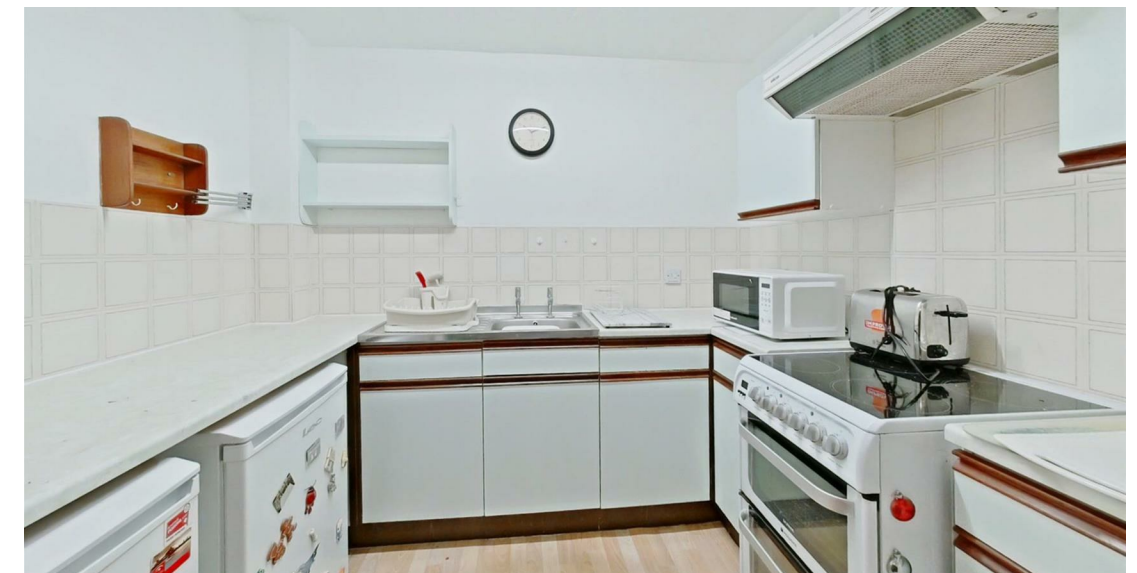


MAYPLACE ROAD EAST
BEXLEYHEATH DA7 6DJ

Guide price £115,000

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





****Chain Free****

Located in a popular retirement development strictly for the over 55s, this 1-bedroom ground-floor flat offers a secure and convenient living space chain-free and ready for you to make it your own with a little TLC.

The development boasts a communal lounge for socialising, a communal washroom, and a lift for easy access to all floors. For added peace of mind, the property is equipped with a security entry phone system and emergency pull cords. Parking is available on a first-come, first-served basis.

Ideally situated, this home is just a short distance from Bexleyheath Shopping Mall and benefits from excellent bus routes right at the end of the development, making it easy to get around.

With a lease of approximately 148 years (to be verified by your solicitor), this is a fantastic opportunity to enjoy independent living in a well-connected and welcoming community.

Book your viewing today!

1 BEDROOMS • null RECEPTION ROOMS • null BATHROOMS

MAYPLACE ROAD EAST

BEXLEYHEATH DA7 6DJ

- Chain Free
- Ground Floor Retirement Flat
- 1 Double Bedroom
- In Need of Improvement Works
- 148 Year Lease
- Communal Laundry Room
- Communal Garden and Social Areas
- Council Tax Band C
- Service Charge - £305 Per month
- EPC 86B

