

Bernard Skinner



30 Southend House, 141 Footscray Road, Eltham, SE9 2TA

Guide Price £135,000

- Over 55's development
- Very well presented one bedroom flat
- First floor, lift
- Entryphone

Situated on the first floor, this very well presented one bedroom retirement flat forms part of a popular development for over 55's. With light and airy accommodation which comprises an open plan living room/kitchen with all integrated appliances to remain, bedroom with freestanding wardrobe and shower room. The complex benefits from a lift, residents lounge, 24 hour alarm/entryphone 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, New Eltham station is 0.8 miles. Residents parking, very well tended communal gardens with plenty of seating and no onward chain, why not take a look!



Property Description

HALLWAY

Part glazed front door, airing cupboard housing water tank and hot water cylinder, fitted carpet and electric heater.

OPEN PLAN LOUNGE & KITCHEN

17' 9" x 15' 2" narrowing to 10' 1" (5.41m x 4.62m)
Double aspect room with upvc windows to front and side

LOUNGE AREA: fitted carpet and electric heater

KITCHEN - White gloss fitted wall and base units, built in induction hob, oven and cooker hood, all white goods remaining which include washing machine, dishwasher and fridge freezer, stainless steel sink unit, part tiled walls, meter cupboard, vinyl flooring.

BEDROOM

12' 8" to wardrobes x 7' 8" (3.86m x 2.34m) Two upvc windows to front, freestanding wardrobes to remain, fitted carpet, electric heater.

SHOWER ROOM

6' 1" x 4' 10" (1.85m x 1.47m) Upvc window to rear, shower unit, w.c., wash basin, fully tiled walls, electric wall heater, vinyl flooring.





OUTSIDE

Very well tended and stocked communal gardens with plenty of seating

Residents Lounge

Residents parking

MATERIAL INFORMATION

TENURE: LEASEHOLD

Length of lease: 999years from 25th December 1986

Service charge: £3,832.68 year ending March 2027

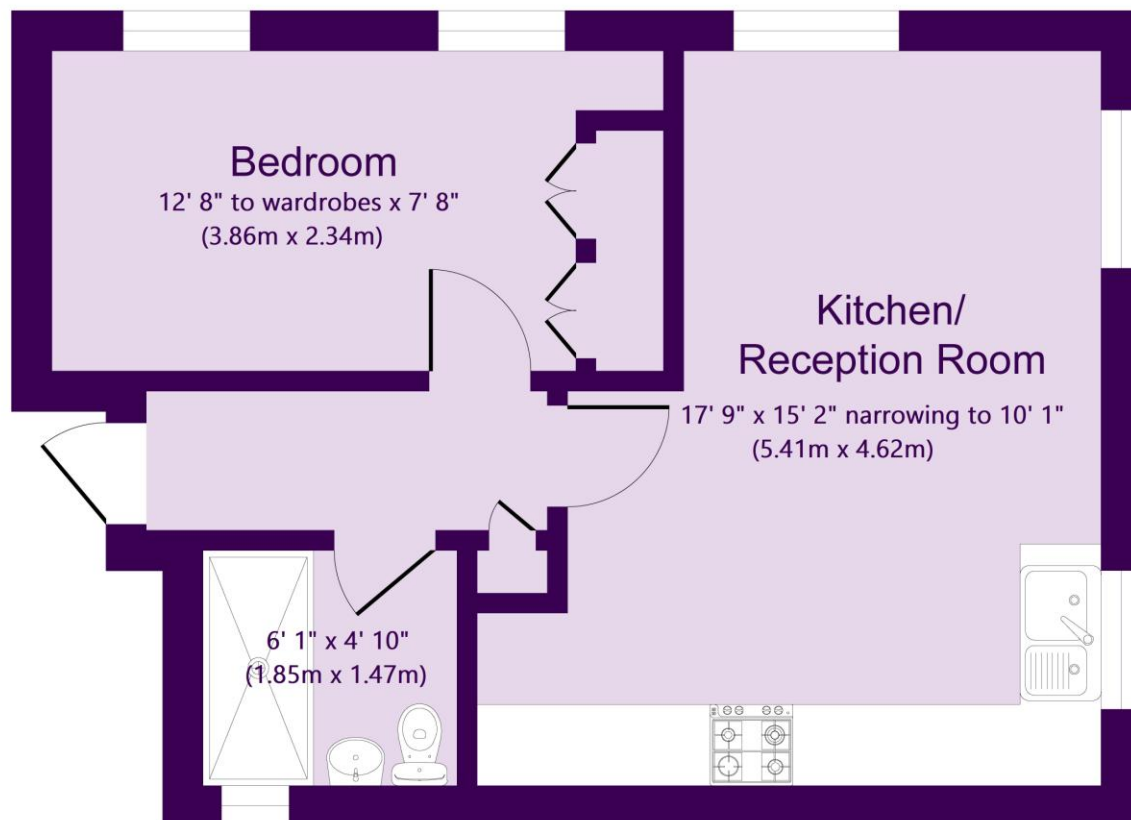
Ground rent: £1 P.A.

Council Tax Band: B - £1,639.31

All buyers are subject to identity checks. We use a third party company to complete these for us. The charge is £36 inc vat per person which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Southend House, SE9

Total area: Approx. 423.3 sq. feet (39.3 sq metres)



First Floor



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		
69-80	C		75 C
55-68	D	64 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.

22 Well Hall Road
Eltham
SE9 6SF

www.bernardskinner.co.uk
020 8859 3033
mail@bernardskinner.co.uk

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