



- * BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT *
- * LOCATED IN THE HEART OF BEXLEY VILLAGE *
- * A PLETHORA OF AMENITIES ON YOUR DOORSTEP *
- * LEASE 111 YEARS REMAINING * ONE PARKING SPACE *
- * MODERN FITTED BATHROOM *
- * OPEN KITCHEN/LIVING AREA WITH BREAKFAST BAR *



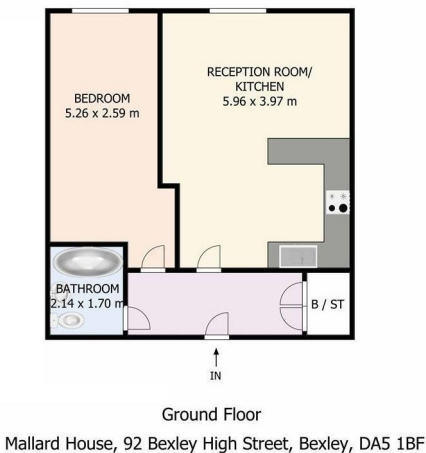
Flat 3 Mallard House 92
Bexley High Street
Bexley, DA5 1BF

£285,000

Modern One-Bedroom Ground Floor Flat in the Heart of Bexley Situated just a short stroll from Bexley's charming array of shops, restaurants, and bars, this beautifully presented ground floor flat offers both style and convenience in equal measure. Perfectly positioned for commuters, Bexley train station is only a brief walk away, offering direct links to central London and beyond. Boasting a long lease of 111 years and the added benefit of a secure, allocated parking space, this property is ideal for first-time buyers, downsizers, or investors alike. Inside, you'll find a spacious and contemporary open-plan kitchen and living area, complete with a stylish breakfast bar – perfect for entertaining or relaxed everyday living. The modern fitted bathroom is finished to a high standard, while the generously sized bedroom features built-in wardrobes, offering ample storage. Don't miss the opportunity to make this exceptional property your new home.



EPC RATING C
COUNCIL TAX BAND C
LEASE TERM 111 YEARS REMAINING
SERVICE CHARGE £2760 P/A
GROUND RENT £120P/A



This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

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.