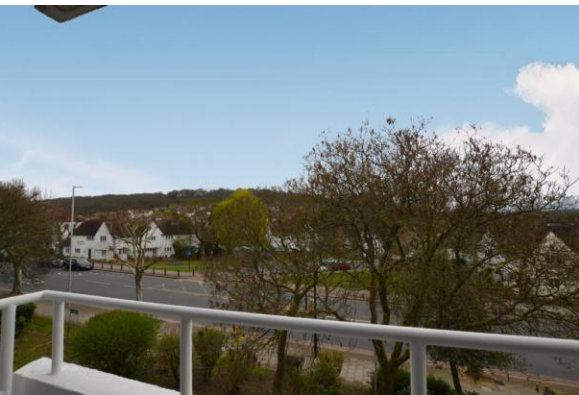


# Bernard Skinner



231 Well Hall Road, Eltham, SE9 6TX

Guide Price £275,000

- First floor flat
- Two double bedrooms
- No onward chain
- Balcony

Situated very conveniently with immediate access to bus routes and local shops on Well Hall road, with Eltham station around 0.8 miles, this two bedroom first floor flat, recently decorated throughout is offered with no onward chain and has two double bedrooms. Light and airy throughout with some built in appliances in the kitchen, the property has the benefit of a balcony and entryphone system and is handy for extensive woodland. Why not take a look, we hold keys!



## Property Description

### COMMUNAL ENTRANCE

Stairs to first floor

### ENTRANCE HALL

Upvc front door, two built in cupboards, entryphone, laminate flooring, radiator.

### LOUNGE

15' 8" x 11' 9" into recess (4.78m x 3.58m) Upvc windows to front, upvc glazed door to balcony, laminate flooring, radiator.

### KITCHEN

9' 5" x 9' 4" (2.87m x 2.84m) Upvc window to rear, fitted wall and base units, built in oven, hob and stainless steel chimney hood, stainless steel sink unit, part tiled walls, space for washing machine, integrated dishwasher, space for fridge freezer, meter cupboard, tiled floor, radiator.

### BEDROOM 1

11' 10" x 11' 3" (3.61m x 3.43m) Upvc window to side, laminate flooring, radiator.

### BEDROOM 2

12' 7" x 8' 11" (3.84m x 2.72m) Upvc window to rear, laminate flooring, radiator.

### BATHROOM

Upvc window to rear, white suite comprising panelled bath with mixer tap and handshower, w.c., wash basin with fitted storage, part tiled walls, tiled floor, radiator.





## MATERIAL INFORMATION

Tenure: Leasehold

Lease details: 125 years from 30th March 1992

Remaining Lease: 91 years

Service charge: £1,923.00 year ending 31st March 2027

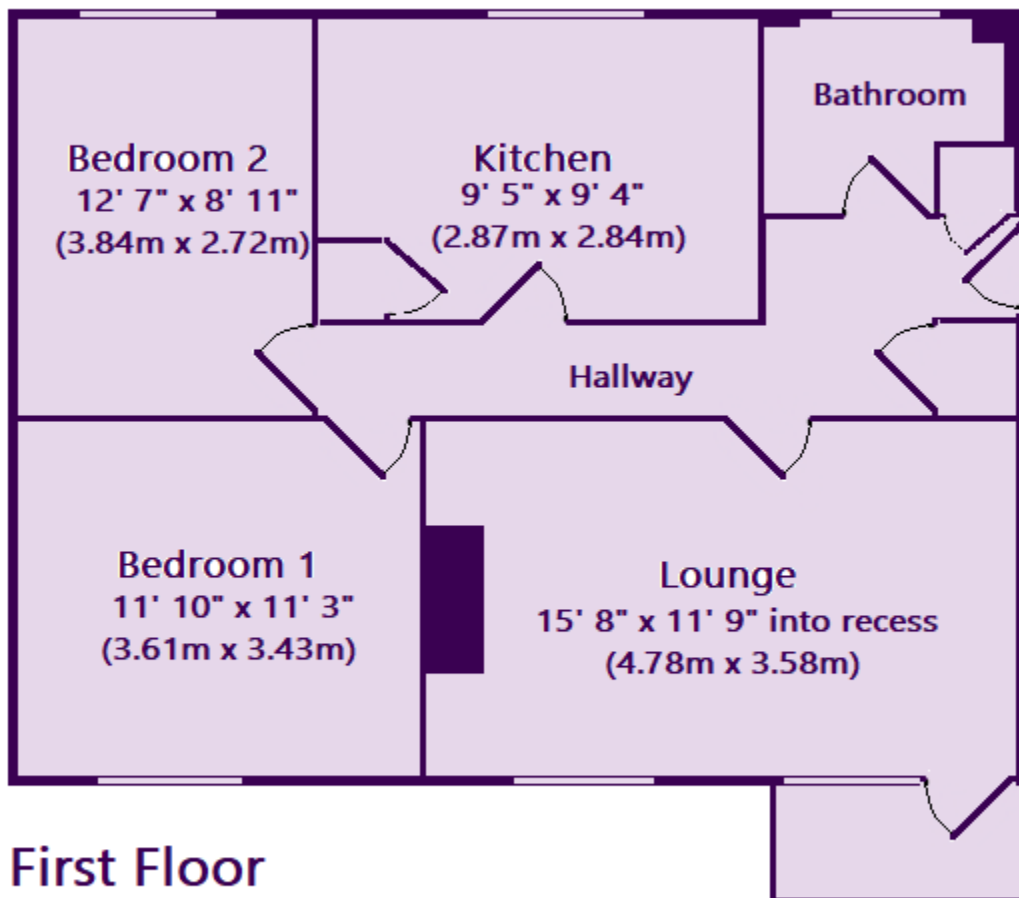
Ground rent: £10 P.A. included in the service charge figure

Council tax band: B - £1,639.31

Preliminary detail - awaiting validation

# Well Hall Road, Eltham SE9

Approx Total floor area 67.8m.sq (730 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 77 C      |
| 55-68 | 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

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