



- * Two Bedrooms * Open Plan Lounge/Kitchen *
- * Family Bathroom * Double Glazing * Gas Central Heating *
- * Private Terrace * Allocated Parking Space *



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

Guide Price £375,000 -
£395,000

Village Estates are delighted to offer to the market this delightful two bedroom ground floor balcony apartment situated in the heart of Bexley Village. Offering a 38ft terrace, two double bedrooms and a large open plan living room. Within a short walk to Bexley station and local pubs and restaurants viewing is simply a must!!!

ENTRANCE HALL: 10' 8" x 5' 3" (3.25m x 1.60m) Video entry phone. Double cupboard housing central heating boiler and hot water cylinder. Radiator. Fitted carpet.

LOUNGE/KITCHEN: 22' 10" x 16' 4" (6.95m x 4.97m) Two sets of double glazed French doors to Terrace. Range of fully fitted wall, base and drawer units with Quartz work surfaces. Built in oven and hob with extractor over. Stainless steel single bowl sink unit with mixer tap. Plumbed for washing machine and integrated dishwasher. Two radiators. Wood floor.

MASTER BEDROOM: 16' 3" x 10' 2" (4.95m x 3.10m) Double glazed French doors to Terrace. Double glazed window to side. Radiator. Fitted carpet.

BEDROOM 2: 15' 1" x 11' 3" (4.59m x 3.43m) Double glazed French doors to Juliette balcony. Double glazed window to front. Radiator. Fitted carpet.

BATHROOM: 7' 2" x 4' 8" (2.18m x 1.42m) Panelled bath with mixer tap and shower attachment. Low flush wc. Vanity sink unit with mixer tap. Radiator. Extractor fan. Part tiled walls. Tiled floor.

TERRACE : 38' 0" x 8' 0" (11.57m x 2.44m) Large paved private terrace overlooking front gardens.

PARKING: One allocated parking space.

EPC RATING B

We understand this property is Leasehold.

VIEWING: Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm, Sunday 10am-4pm

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.