

Bernard Skinner



- Two bedroom ground floor maisonette
- Allocated parking space
- Half a mile New Eltham station
- No service charge

123a Green Lane, New Eltham, SE9 3SY

Guide Price £325,000 - £350,000

Two double bedroom ground floor maisonette with New Eltham station, Wyborne primary school and a wide variety of shops, cafe's and restaurants all within half a mile. Situated within a small development with communal gardens and allocated parking space, there is a good length of lease and no service charge. Offered with lounge, kitchen and study, this is a very conveniently located property with the A20 close to hand and well served by public transport. Ideal first purchase, take a look!



Property Description

PORCH

Double glazed windows and upvc front door, radiator, laminate flooring, door to:-

LOUNGE

10' 11" widening to 13' 11" x 10' 6" (3.33m x 3.2m) Upvc window to front with plantation shutters, radiator, laminate flooring.

KITCHEN

11' 8" x 6' 5" 3.56m x 1.96m) Upvc window to rear, fitted wall and base units with worksurfaces, built in oven and hob with stainless steel chimney hood, space for washing machine and fridge freezer, stainless steel sink unit, laminate flooring.

STUDY

8' 9" x 4' 5" widening 7' 3" (2.67m x 1.35m) Upvc window to rear, cupboard housing boiler, fitted carpet, radiator.

INNER LOBBY

Three storage cupboards, fitted carpet.

BEDROOM 1

11' x 10' 5" (3.35m x 3.18m) Upvc window to front with plantation shutters, radiator and fitted carpet.





BEDROOM 2

11' 7" x 8' 7" (3.53m x 2.62m) Upvc window to rear, radiator, fitted carpet.

BATHROOM

8' 6" x 5' 1" (2.59m x 1.55m) Upvc window to rear, white suite comprising panelled bath with mixer tap and hand shower and separate shower over with glass shower screen, wash basin, w.c., panelled walls, laminate flooring.



COMMUNAL GARDEN

Allocated parking space to rear of property.

MATERIAL INFORMATION

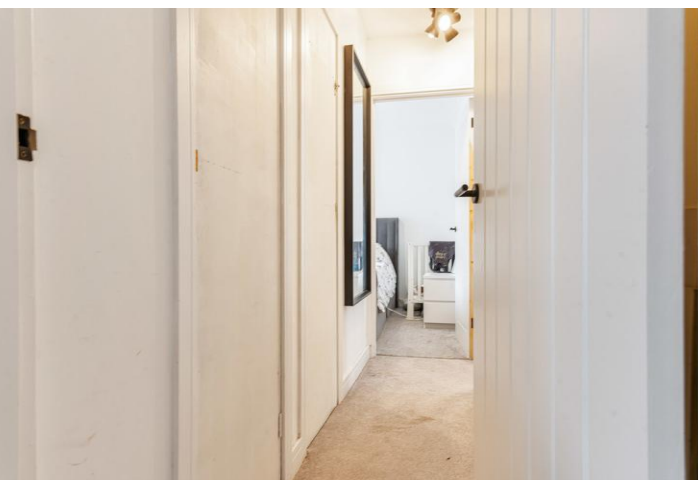
Tenure: Leasehold

Lease term: Expires 23rd June 2144 - 118 years remaining.

Service charge: N/A

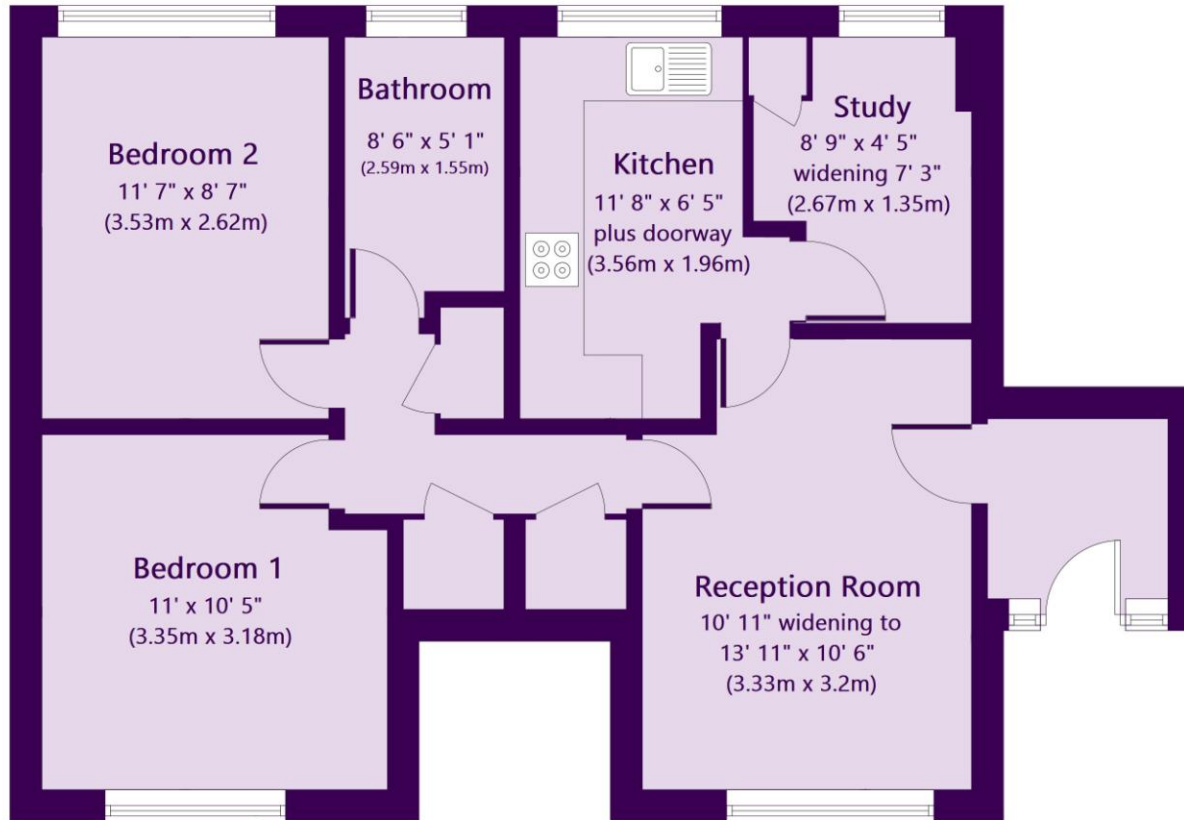
Ground rent: £200 P.A. (contribution towards cost of maintaining communal garden)

Council Tax Band: C - £1,873.51



Green Lane, New Eltham SE9

Approximate Gross Internal Area = 61.3 sq.m / 660 sq.ft



Ground 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 on behalf of Bernard Skinner (ID905673)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 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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