



- \* NO FORWARD CHAIN \* TWO BEDROOM TOP FLOOR APARTMENT \*
- \* BATHROOM AND EN-SUITE \* OPEN PLAN KITCHEN/LIVING/DINING \*
- \* SPACIOUS ENTRANCE HALL \* ALLOCATED PARKING \*
- \* CLOSE TO LOCAL AMENITIES \* EXCELLENT MOTORWAY CONNECTIONS \*
- \* IDEAL FIRST TIME BUYER AND INVESTMENT PROPERTY \* INTERCOM ENTRY \*



**24 Academy Court**  
**Beaconsfield Road**  
Bexley, DA5 2GA

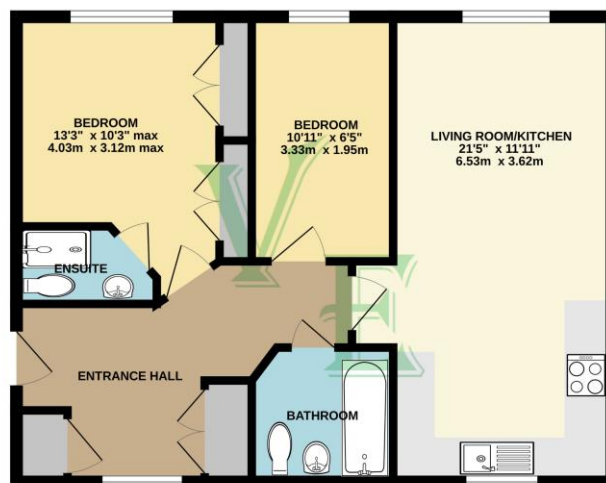
**£235,000**

Situated in a sought-after development, this spacious two-bedroom, two-bathroom top floor apartment offers modern living with convenience at its core. The property boasts a generous open-plan kitchen diner, perfect for entertaining and everyday living. The main bedroom features an en-suite shower room, adding an extra touch of luxury and privacy. Residents will appreciate the easy access to local schools, shops, and motorway connections, making it an ideal choice for first time buyers, investors and commuters alike. **NO FORWARD CHAIN.**



**EPC RATING D**  
**COUNCIL TAX BAND C**  
**LEASE TERM 104 YEARS REMAINING**  
**SERVICE CHARGE £1950 P/A**  
**GROUND RENT £250 P/A**

SECOND FLOOR  
 593 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.0 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Call us again.  
 Map on page 10/20

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.