

Bernard Skinner



- Retirement flat (over 55's)
- Ground floor
- Two bedrooms
- Popular development

19 Southend House, 141 Footscray Road, Eltham, SE9 2TA

Guide Price £150,000

A ground floor, two bedroom retirement flat (over 55's only) within this popular development close to amenities. Offered with a spacious living room and well tended communal gardens, this property has the benefit of an onsite scheme manager, residents lounge and 24 emergency alarm system. With residents parking, there is a lift on site and the development is well served by bus routes on Footscray Road providing easy access into both New Eltham and Eltham High Street.



Property Description

COMMUNAL ENTRANCE

Secure, gated entrance, entryphone

ENTRANCE HALL

Part glazed front door, meter cupboard, cupboard housing water tank and hot water cylinder, storage cupboard, radiator, tiled flooring.

LOUNGE

17' 8" x 10' 7" (5.38m x 3.23m) Double glazed window to rear, 2 electric heaters, engineered wood flooring.

KITCHEN

8' 4" x 6' 5" (2.54m x 1.96m) Double glazed window to rear, fitted wall and base units, space for washing machine and fridge freezer, built in two ring hob and hood, stainless steel sink unit, part tiled walls, tiled flooring.



BEDROOM 1

10' 9" x 8' 6" to wardrobe (3.28m x 2.59m) Double glazed window to rear, fitted wardrobe and cupboards, electric heater, engineered wood flooring.



BEDROOM 2

8' 5" x 7' 9" (2.57m x 2.36m) Double glazed window to front, electric heater, engineered wood flooring.

SHOWER ROOM

7' x 4' 9" (2.13m x 1.45m) Double glazed window to front, double shower unit, w.c., wash basin, fully tiled walls and flooring, electric heater, extractor fan.



COMMUNAL GARDENS

Landscaped communal gardens

Residents parking

MATERIAL INFORMATION

Tenure: Leasehold

Lease term: 999 years from 8th December 1987

Years Remaining: 961 years

Service Charge: £3,832.68 year ending March 2027

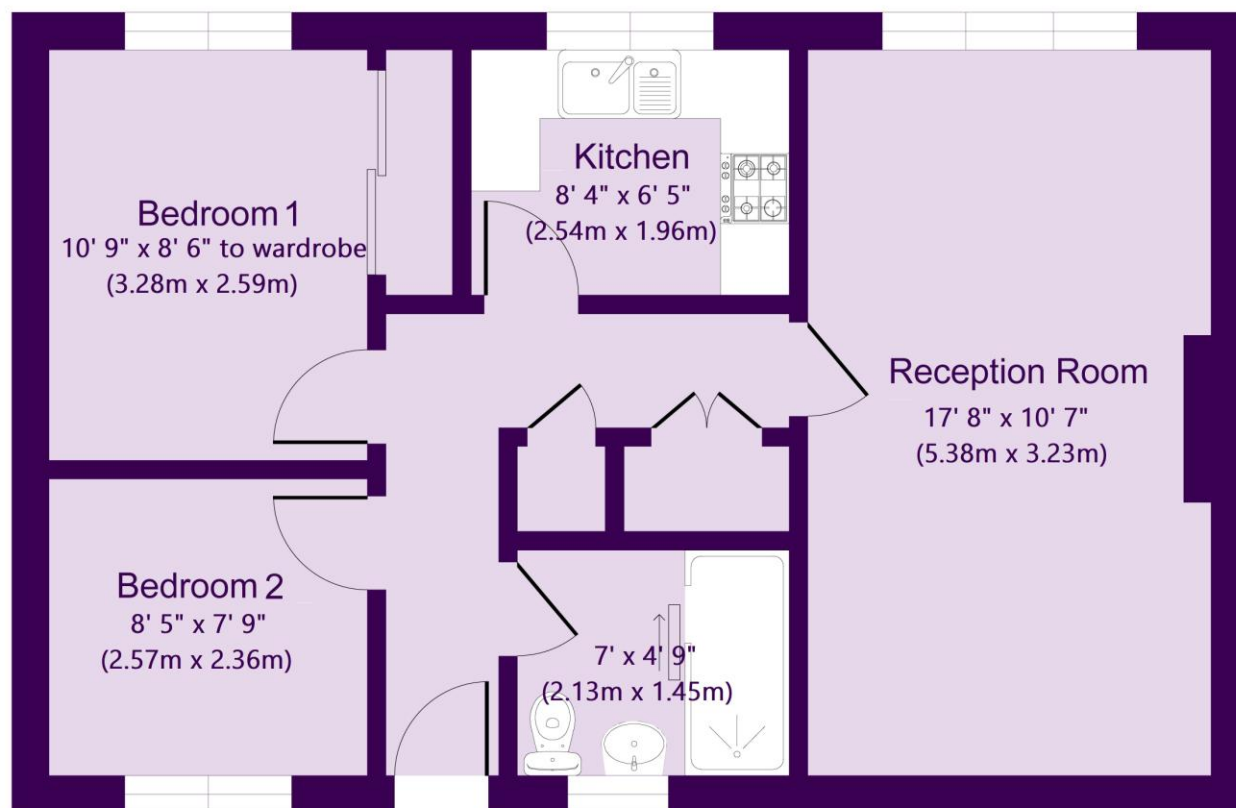
Ground Rent: £1 p.a.

Council tax band:C - £1,873.51pa



Southend House, Footscray Road, SE9

Total area: Approx. 579.3 sq. feet (53.8 sq metres)



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



All purchasers are subject to identity checks. We use a third party company to complete these for us. The charge is £36 inc vat per person which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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