



49, Weir Road, Bexley DA5 1BJ  
Guide Price £325,000 - £350,000



Guide Price £325,000-£350,000 A beautifully presented, modern two-bedroom luxury apartment occupying the top floor of a highly sought-after gated development in the heart of Old Bexley Village. Ideally positioned for access to the village's vibrant array of amenities—including independent shops, popular restaurants, Bexley Station with direct train to central London, and excellent transport links—this stylish property makes an outstanding first-time purchase. The spacious accommodation includes a welcoming entrance hall, a sleek, high-spec bathroom, and two generously sized double bedrooms, one of which enjoys the added benefit of an en-suite shower room. The open-plan living space features a contemporary fitted kitchen, dining area, and lounge, designed for both comfort and entertaining. Further advantages include a communal lift, video entry system, allocated parking, double glazing, and gas central heating.

Lease: 112 years remaining  
 Service Charge: £2,500 per annum  
 Ground Rent: £500 per annum approx

Local Authority: Bexley  
 Council Tax Band: E



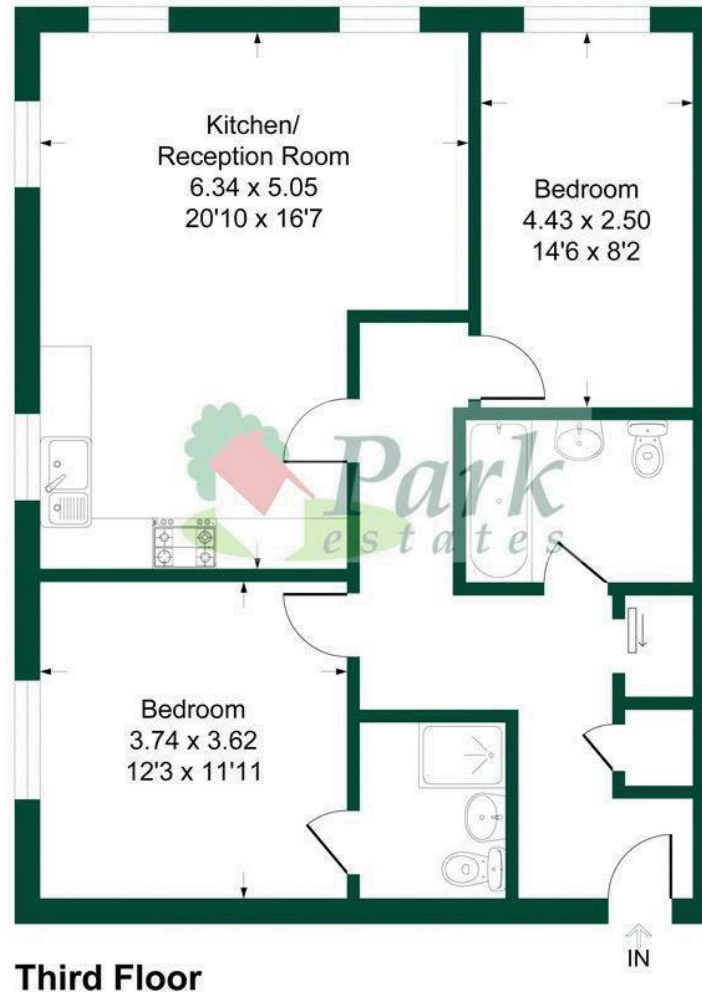
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## Weir Road, DA5

Approximate Gross Internal Area = 78.7 sq m / 848 sq ft



**Third 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that 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 by us has not been verified.