

**RE/MAX**  
**SELECT**

Offers Over £280,000 Leasehold



Talehangers Close, Bexleyheath



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this stunning first floor apartment close to amenities including Danson Park, Crook Log Leisure Centre and transportation links, including Bexleyheath station. This spacious property comprises 2 double bedrooms, open-plan living room/kitchen, fitted family bathroom, and ALLOCATED PARKING. Further benefits include gas central heating, double glazing, and private south-facing balcony.

Total Internal Area approx: 564.99 sq ft (52.49 sq m).





## ROOM DESCRIPTIONS

### FIRST FLOOR

#### Entrance Hall

Laminate flooring, radiator.

#### Utility Cupboard

Wall-mounted combination boiler; space and connections for washing machine.

#### Kitchen / Living Room

5.13m x 4.44m (16' 10" x 14' 7") Laminate flooring; range of soft closing wood wall and base units with marble-effect worktops and upstands; fitted gas hob, extractor hood; stainless steel sink and drainer unit; integrated dishwasher, 2 radiators; double glazed window with blinds; double glazed patio door with blinds leading to balcony.

#### Bedroom

3.14m x 2.90m (10' 4" x 9' 6") Carpeted, radiator, fitted wardrobes, fitted overbed wardrobes; fitted chest of drawers; double glazed windows with blinds.

#### Bedroom

3.16m x 3.50m (10' 4" x 11' 6") Laminate flooring, radiator, double glazed window with blinds.

#### Family Bathroom

2.20m x 2.04m (7' 3" x 6' 8") Tiled flooring, part-tiled walls; vanity unit with wash-hand basin; bath with shower-mixer; w/c, radiator, extractor fan, double glazed window.

#### Balcony

South-facing.

#### Allocated Parking

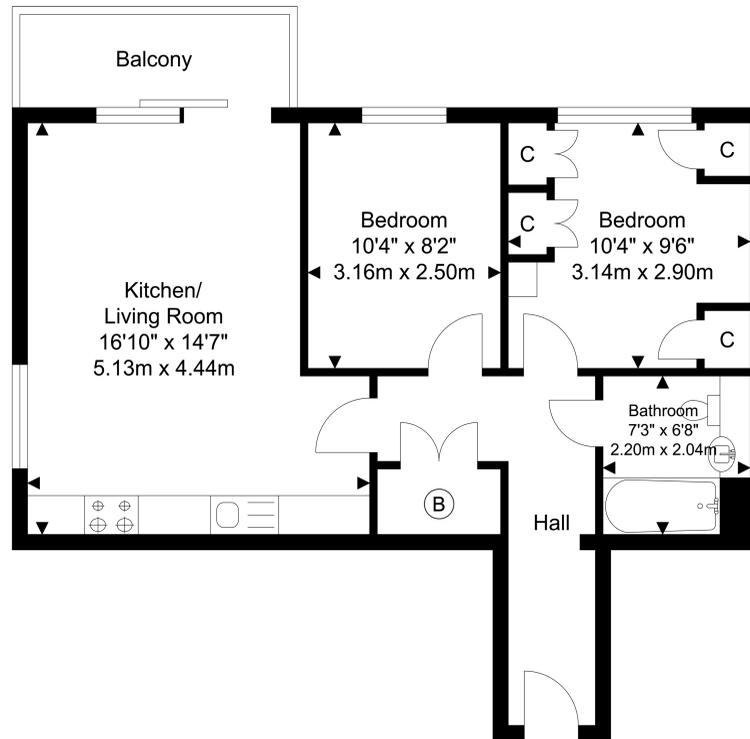
Off street parking for one car.

### Information:

- Close to A2 / M25
  - Close to sought-after schools incl 4 grammar schools
  - 0.4 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
  - 2.2 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink (easy access via SuperLoop express bus service)
  - 150 metres (approx) to Danson Park and Lake
  - 150 metres (approx) to Crook Log Leisure Centre & Swimming Pool
  - 0.7 miles (approx) to Broadway Shopping Centre
  - Council Tax: Band C
  - Lease: 231 years remaining
  - Ground Rent: £450.00 per annum
  - Service Charge: £2,511.00 per annum
- \*All lease information to be verified by seller's solicitor\*



# FLOORPLAN



First Floor  
Approximate Floor Area  
564.99 SQ.FT.  
(52.49 SQ.M.)

TOTAL APPROX FLOOR AREA 564.99 SQ. FT / 52.49 SQ. M  
For Identification Purposes Only.

