



Offers Over £285,000 Leasehold



Ellesdon House, 302 Broadway,
Bexleyheath



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this stunning ground floor apartment with ALLOCATED PARKING, close to transportation links including Bexleyheath Station, and amenities, including Bexleyheath Broadway. This spacious property comprises one large double bedroom, large open-plan kitchen/living room, and luxury bathroom with underfloor heating. Further benefits include double glazing and central heating.

Total Internal Area approx: 481.68 sq ft (44.75 sq m). EPC Rating D61

FEATURES

- Ground floor apartment
- Large open-plan kitchen / living room
- Large double bedroom
- Luxury bathroom with underfloor heating
- Allocated parking
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Laminate flooring, entry-phone system, large storage cupboard; additional cupboard housing combination boiler.

Open-Plan Kitchen / Living Room

5.70m x 4.23m (18' 8" x 13' 11") Laminate flooring; range of soft-closing wall and base units with quartz worktops and complementary splashback; fitted electric hob, extractor hood, fitted oven, integrated fridge/freezer, 2 radiators; double glazed windows with venetian blinds.

Bedroom

3.32m x 3.24m (10' 11" x 10' 8") Laminate flooring, floor-to-ceiling fitted wardrobes, radiator; double glazed windows with venetian blinds.

Bathroom

2.11m x 1.68m (6' 11" x 5' 6") Ceramic tiled flooring with underfloor heating; tiled walls; bath with filler tap and thermostatic shower over; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan.

Allocated Parking

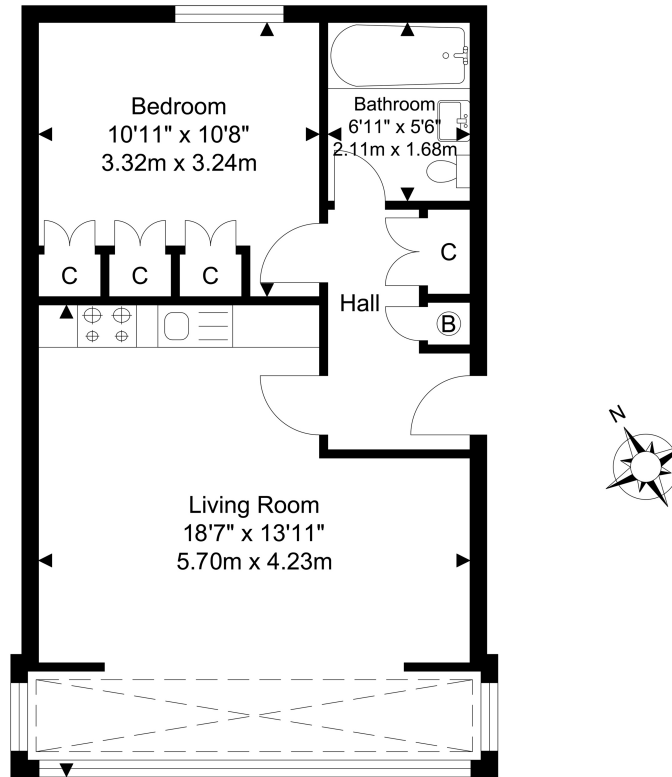
Off street parking.

Information:

- Close to A2 / M25
- 0.5 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 2.8 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 0.4 miles (approx) to Danson Park and Lake
- 0.4 miles (approx) to Crook Log Leisure Centre and Swimming Pool
- 0.4 miles (approx) to Broadway Shopping Centre
- Lease: 146 years remaining
- Ground Rent: £250.00 per annum
- Service Charge: £1,325.94 per annum
- Council Tax: Band C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



Approximate Floor Area
481.68 SQ.FT.
(44.75 SQ.M.)

TOTAL APPROX FLOOR AREA 481.68 SQ. FT / 44.75 SQ. M
For Identification Purposes Only.

