



£300,000

Parkhill Road, Bexley, Kent, DA5 1HS

**Christopher  
Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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**Christopher Russell Property Services**

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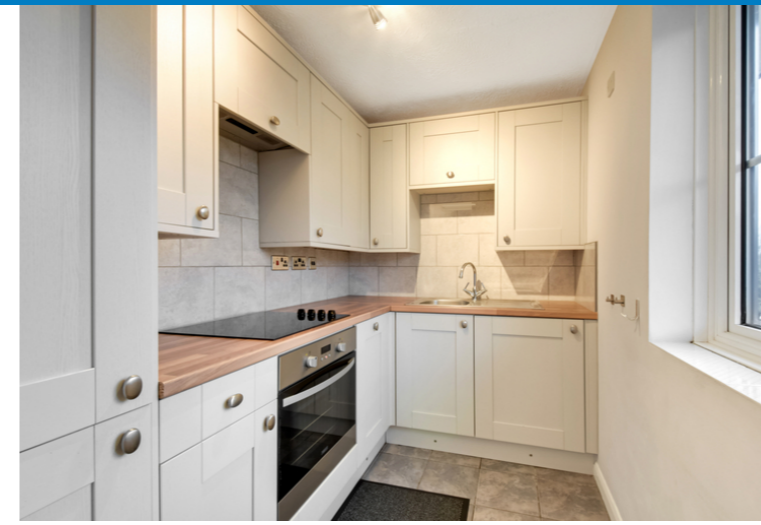
Two bedroom retirement flat situated in an exceptionally popular development very close to Bexley High Street with its fantastic array of shopping facilities and train station with its frequent services to London.

Offered with no onward chain and an extended lease on completion this spacious apartment with lifts to each floor is presented in good decorative condition.

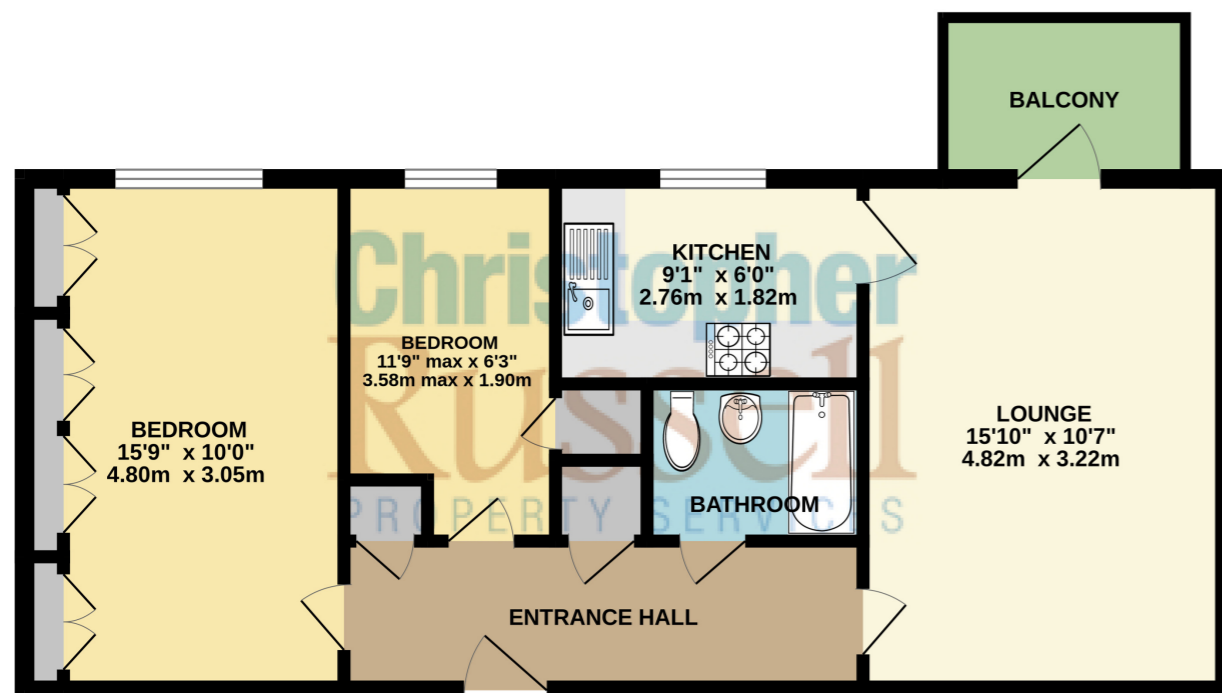
Featuring a lounge/diner with a South facing balcony, modern fitted kitchen with some integrated appliances, two bedrooms, the main bedroom with built in wardrobes, walk in bath with shower, emergency pull cords throughout, an excellent communal residents lounge and well maintained communal gardens.

Service Charge: £2,536 per annum. This includes the Ground Rent and Building Insurance.

Council Tax Band D.



FIRST FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	84
(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			
EU Directive 2002/91/EC			
England, Scotland & Wales			