



£299,950

Tower Road, Bexleyheath, Kent, DA7
4JG

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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Beautifully presented two double bedroom purpose built maisonette situated in an exceptionally convenient location for Bexleyheath High Street which is a very short walk.

Tucked away in the corner of this popular development, this extremely well maintained and modernised maisonette features a long lease, own rear garden and secure parking.

The accommodation comprises; own front door with stairs leading to a first floor landing, lounge/diner, modern fitted kitchen with a range of integrated appliances, recently installed shower room with walk in double shower enclosure, two double bedrooms with fitted wardrobes in the main bedroom.

Well maintained and in excellent decorative condition the property features gas central heating, double glazing, window shutters where fitted, own low maintenance rear garden and allocated parking.

Lease: 103 years unexpired.

Zero Service Charge

Ground Rent: £75 per annum

Secure Parking Lease: 50 years unexpired

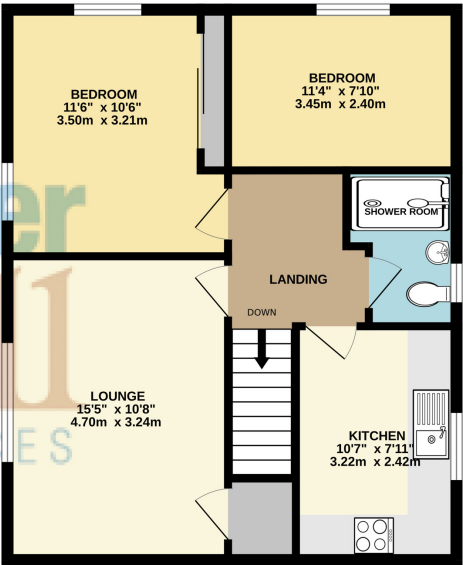
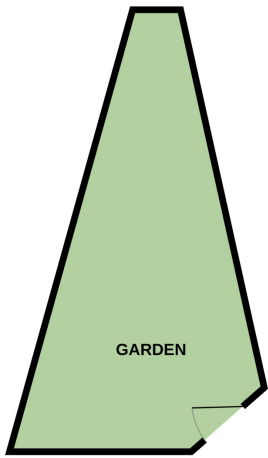
Secure Parking Ground Rent: £300 per annum.

Council Tax Band C.



GROUND FLOOR
53 sq.ft. (4.9 sq.m.) approx.

1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		