



Guide Price From £160,000

**Fern Court, East Street, Bexleyheath,
Kent, DA7 4HJ**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price From £160,000 to £170,000.

One double bedroom retirement flat situated in the Heart Of Bexleyheath within a short walk to Bexleyheath High Street.

Offered with no onward chain, this popular residential development was built by McCarthy and Stone Developments Limited to a good standard featuring a residents lounge and kitchen, on duty manager and a communal lift to all floors.

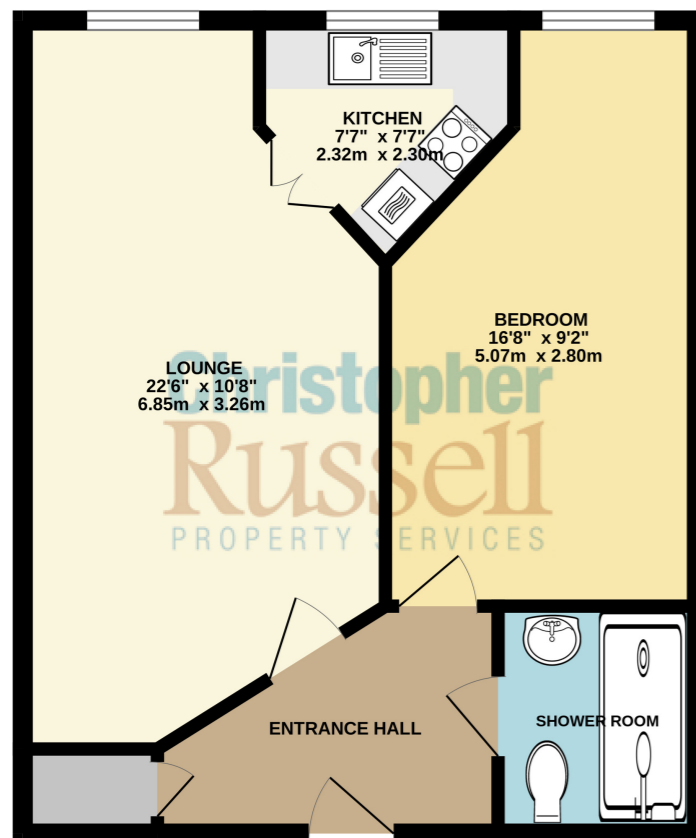
Offered with no onward chain we have been advised that the lease is in the region of 98 years unexpired with a ground rent of £235.79 paid every 6 months and service charge of £1,361.38 paid every 6 months.

The flats accommodation comprises, entrance hall, spacious lounge/diner, kitchen, double bedroom and a shower room. There are emergency pull cords throughout. It is a condition of purchase that residents be over the age of 60 years and partner 55.

Council Tax Band C.



FIRST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (44.0 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			
(92-100)	A		
(81-91)	B	83	85
(69-80)	C		
(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	