

RE/MAX
SELECT

£375,000 Share of Freehold



**Bowyer Court, 45 Pickford Lane, Bexleyheath, Kent
DA7 4QU**



PROPERTY DESCRIPTION

GUIDE PRICE £375,000 - £385,000 • RE/MAX SELECT are delighted to offer for sale this stunning first floor apartment close to amenities and transportation links, including Bexleyheath station. This spacious property comprises 2 double bedrooms, open-plan living room/kitchen, fitted bathroom, ensuite shower room, and ALLOCATED PARKING. Further benefits include gas central heating, double glazing, private balcony, and communal gardens.

Total Internal Area approx: 774.89 sq ft (71.99sq m).





ROOM DESCRIPTIONS

First Floor

Entrance Hallway

Wood-effect flooring, radiator, storage cupboard.

Living Room / Kitchen

Wood-effect flooring; range of soft-closing wall and base units with complementary worktops and tiled splashbacks; island comprising soft-closing base units with complementary worktops; sink with mixer tap; gas hob with stainless steel extractor hood over; oven, integrated fridge/freezer, integrated washing machine, radiator, double glazed windows; doors leading to balcony.

Master Bedroom

Carpeted, radiator, double glazed windows; access to ensuite shower room.

Ensuite Shower Room

Vinyl flooring; shower enclosure with thermostatic shower; vanity unit with wash-hand basin; w/c, heated towel-rail, double glazed window.

Bedroom

Carpeted, radiator, double glazed windows.

Family Bathroom

Tiled flooring; panelled bath with shower-mixer; wall-hung vanity unit with wash-hand basin; w/c, heated towel-rail, double glazed window.

Balcony

External

Allocated Parking

Off street parking for one car.

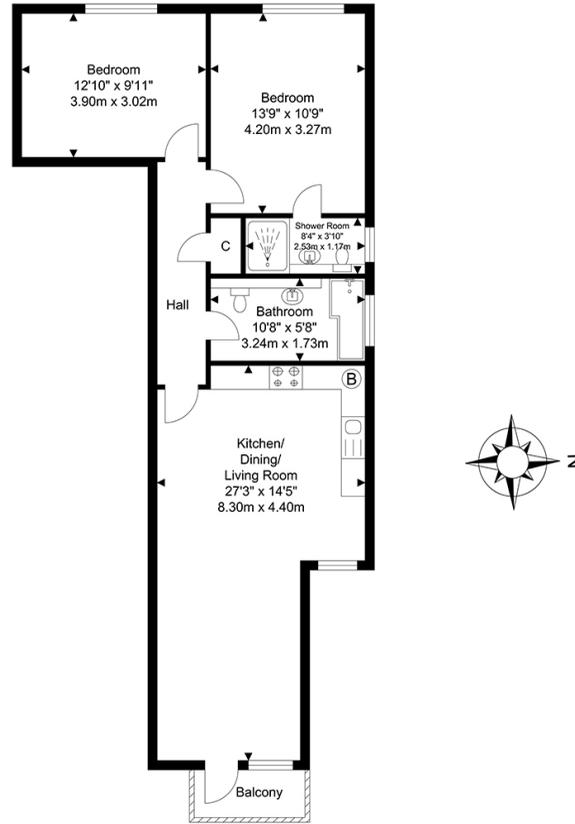
Communal Gardens

Communal gardens.

Information

- Lease: over 991 years remaining
- Service Charge: £1,200.00 per annum
- 0.3 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.8 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink (one-stop access via SuperLoop express bus service)
- Close to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.6 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.8 miles (approx) to Danson Park & Lake
- 0.7miles (approx) to Broadway Shopping Centre
- Council Tax: Band D

FLOORPLAN



First Floor
Approximate Floor Area
774.89 SQ.FT.
(71.99 SQ.M.)

TOTAL APPROX FLOOR AREA 774.89 SQ. FT / 71.99 SQ. M
For Identification Purposes Only.

