



£350,000 Leasehold



Gainsborough Square, Bexleyheath DA6



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this highly desirable, large split-level 2 bedroom Neo-Georgian maisonette, close to transport links including Bexleyheath station, sought-after schools, and amenities including Broadway Shopping Centre, Crook Log Leisure Centre, Danson Park and Lake. This property benefits from living room, large fitted kitchen/dining room, fitted bathroom, and balcony. Further benefits include double glazing, garage, and allocated parking, with additional parking provision.

Total Internal Area approx: 798.35 sq ft (74.17 sq m). EPC Rating E39

FEATURES

- Split-level Neo-Georgian maisonette
- 2 bedrooms
- Large fitted kitchen/dining room
- Living room
- Fitted bathroom
- Balcony
- Garage
- Allocated parking





ROOM DESCRIPTIONS

FIRST FLOOR

Porch

Laminate flooring.

Living Room

17' 11" x 11' 1" (5.45m x 3.39m) Laminate flooring; wall-mounted electric radiator; electric ceiling heating; understairs cupboards; double glazed windows with blinds.

Kitchen

11' 8" x 11' 2" (3.55m x 3.40m) Vinyl flooring; electric ceiling heating; range of gloss wall and base units with granite-effect worktops and mosaic-tiled splashback; stainless steel sink and drainer unit; fitted electric hob, fitted extractor hood, fitted oven, fitted microwave, integrated washing machine, integrated fridge/freezer; double glazed windows with roller blind; double glazed door with blinds opening to balcony.

SECOND FLOOR

Landing

Carpeted; electric ceiling heating; access to loft.

Bedroom

14' 11" x 11' 1" (4.54m x 3.38m) Carpeted, ceiling coving; wall-mounted electric radiator; electric ceiling heating; built-in cupboard; double glazed windows with roller blinds.

Bedroom

11' 7" x 7' 10" (3.54m x 2.39m) Carpeted; wall-mounted electric radiator; electric ceiling heating; built-in cupboard; double glazed windows with roller blind.

Bathroom

8' 6" x 4' 7" (2.59m x 1.40m) Tiled flooring, tiled walls, ceiling coving; bath with shower-mixer; wash-hand basin, w/c; wall-mounted vanity cupboard; heated towel-rail, extractor fan, double glazed windows.

EXTERNAL

Balcony

Full width; at rear.

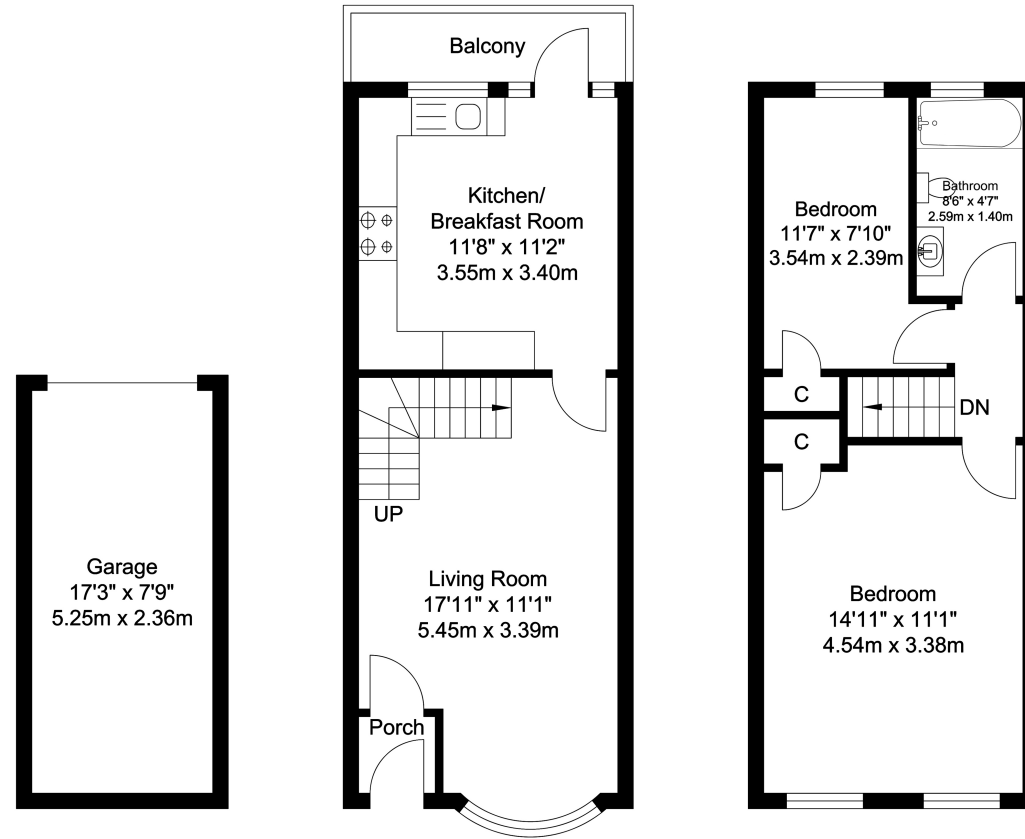
Parking

Allocated off street parking; additional residential parking provision.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



Ground Floor
Approximate Floor Area
133.36 SQ.FT.
(12.39 SQ.M.)

First Floor
Approximate Floor Area
334.97 SQ.FT.
(31.12 SQ.M.)

Second Floor
Approximate Floor Area
330.02 SQ.FT.
(30.66 SQ.M.)

TOTAL APPROX FLOOR AREA 798.35 SQ. FT / 74.17 SQ. M
For Identification Purposes Only.

