

RE/MAX
SELECT

Guide Price £260,000 Leasehold



Ellesdon House, 302 Broadway, Bexleyheath, Kent
DA6 8AH



PROPERTY DESCRIPTION

GUIDE PRICE £260,000 - £280,000 • RE/MAX SELECT are delighted to offer for sale this stunning top floor apartment, close to transportation links including Bexleyheath Station, and amenities, including Bexleyheath Broadway. This spacious property comprises one large double bedroom, open-plan kitchen/living room, and luxury bathroom with underfloor heating. Further benefits include double glazing and gas central heating.

Total Internal Area approx: 389.11 sq ft (36.15 sq m). EPC Rating D61





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Laminate flooring, entry-phone system, storage cupboard.

Open-Plan Kitchen / Living Room

4.11m x 3.96m (13' 6" x 13' 0") Laminate flooring; range of soft-closing wall and base units with complementary worktops and complementary splashback; fitted electric hob, extractor hood, fitted oven, integrated fridge/freezer, integrated dishwasher, integrated microwave, integrated washing machine, radiator, double glazed windows.

Bedroom

3.96m x 3.14m (13' 0" x 10' 4") Laminate flooring, radiator, double glazed windows.

Bathroom

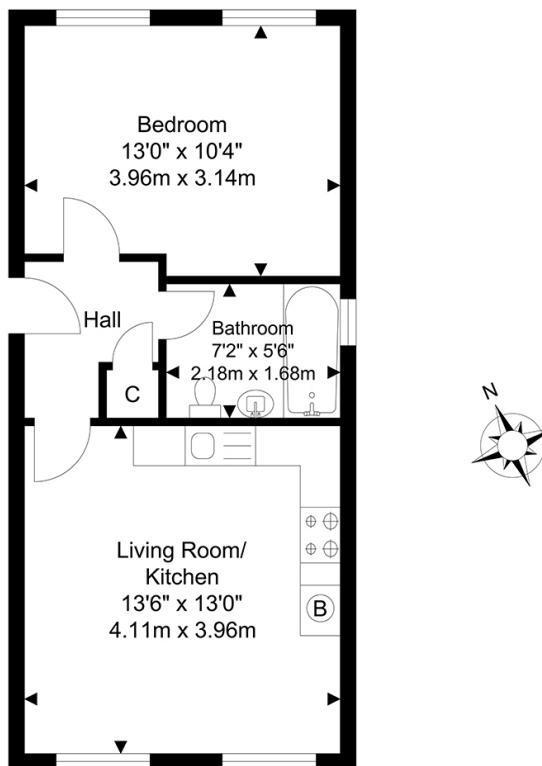
2.18m x 1.68m (7' 2" x 5' 6") Tiled flooring with underfloor heating; tiled walls; bath with filler tap and thermostatic shower over; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan.

Information

- Close to A2 / M25
- 0.5 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 2.8 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink (easy access via SuperLoop express bus service)
- 0.4 miles (approx) to Danson Park and Lake
- 0.4 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.4 miles (approx) to Broadway Shopping Centre
- Council Tax: Band C
- Lease: 144 years remaining
- Ground Rent: £400.00 per annum
- Service Charge: £1,150.00 per annum

All lease information to be verified by seller's solicitor

FLOORPLAN



TOTAL APPROX FLOOR AREA 389.11 SQ. FT / 36.15. SQ. M
For Identification Purposes Only.