



£250,000 Leasehold



Louise Court, Devonshire Road,  
Bexleyheath





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this ground floor flat situated close to schools, Bexleyheath Broadway's amenities, and transportation links including Bexleyheath Station. This spacious property comprises 2 DOUBLE bedrooms, living room, fitted kitchen, and shower room. Further benefits include garage en-bloc, double glazing, and a new 99 year lease granted upon completion. CHAIN FREE!

Total Internal Area approx: 638.08 sq ft (59.28 sq m). EPC Rating E50





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Carpeted, radiator, 2 storage cupboards.

#### Living Room

4.50m x 3.30m (14' 9" x 10' 10") Carpeted, radiator, double glazed windows.

#### Kitchen

3.30m x 2.19m (10' 10" x 7' 2") Vinyl flooring; range of wood wall and base units with tiled splashback; stainless steel sink and drainer unit; fitted gas hob, fitted oven/grill, extractor fan; space and connections for washing machine; space and connections for dishwasher; double glazed windows.

#### Bedroom

3.97m x 3.05m (13' 0" x 10' 0") Carpeted, radiator, double glazed window.

#### Bedroom

3.30m x 2.35m (10' 10" x 7' 9") Carpeted, radiator, double glazed window.

#### Shower Room

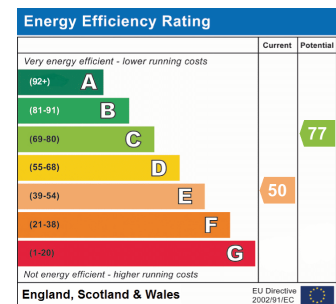
2.17m x 2.07m (7' 1" x 6' 9") Vinyl flooring, tiled walls; shower enclosure enclosure with thermostatic shower; wash-hand basin, w/c; 2 wall-mounted vanity cupboards; shave-point, extractor fan, heated towel-rail.

#### Garage

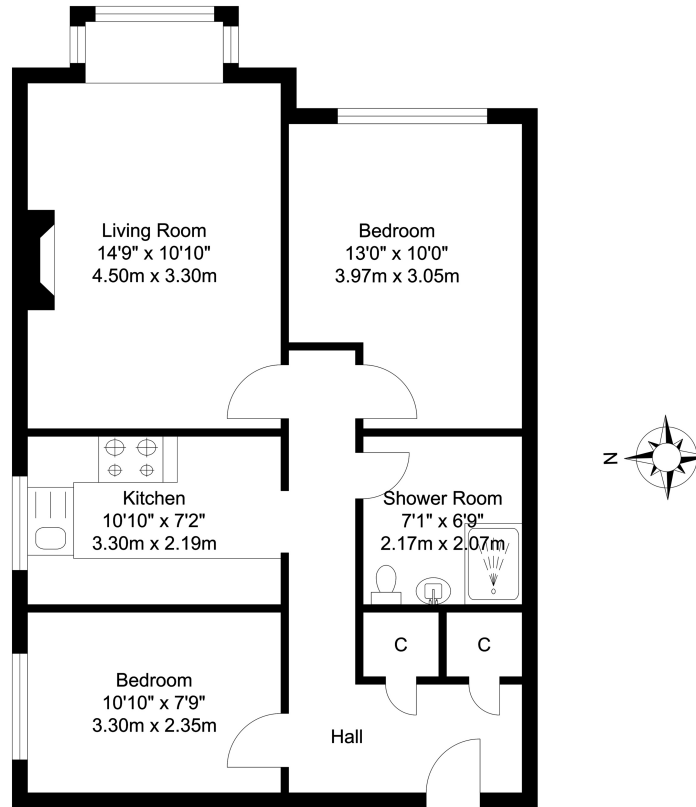
En-bloc; up-and-over door.

### Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.6 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.4 miles (approx) to Broadway Shopping Centre
- 0.5 miles (approx) to Danson Park & Lake
- 0.6 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- Service Charge: £950.00 per annum
- Ground Rent: £100.00 per annum
- Buildings Insurance: £430.00 per annum
- Lease: 99 years remaining upon completion
- Council Tax: Band C



# FLOORPLAN



TOTAL APPROX FLOOR AREA 638.08 SQ. FT / 59.28 SQ. M  
For Identification Purposes Only.

