



Guide Price £350,000
Parkhill Road, Bexley, Kent, DA5 1HR

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide price £350,000 - £375,000.

Spacious larger than average two double bedroom first (top) floor apartment presented in excellent decorative condition, situated within a sought after development just a short walk to Bexley Village and train station.

The property features a south facing balcony overlooking the rear communal gardens, a share of the freehold interest and a lease in excess of 950 years.

The accommodation comprises an L shaped entrance hall with an airing cupboard and access to a large loft space with pull down ladder, lounge/diner with balcony overlooking the communal gardens, modern fitted kitchen, modern shower room and two double bedrooms.

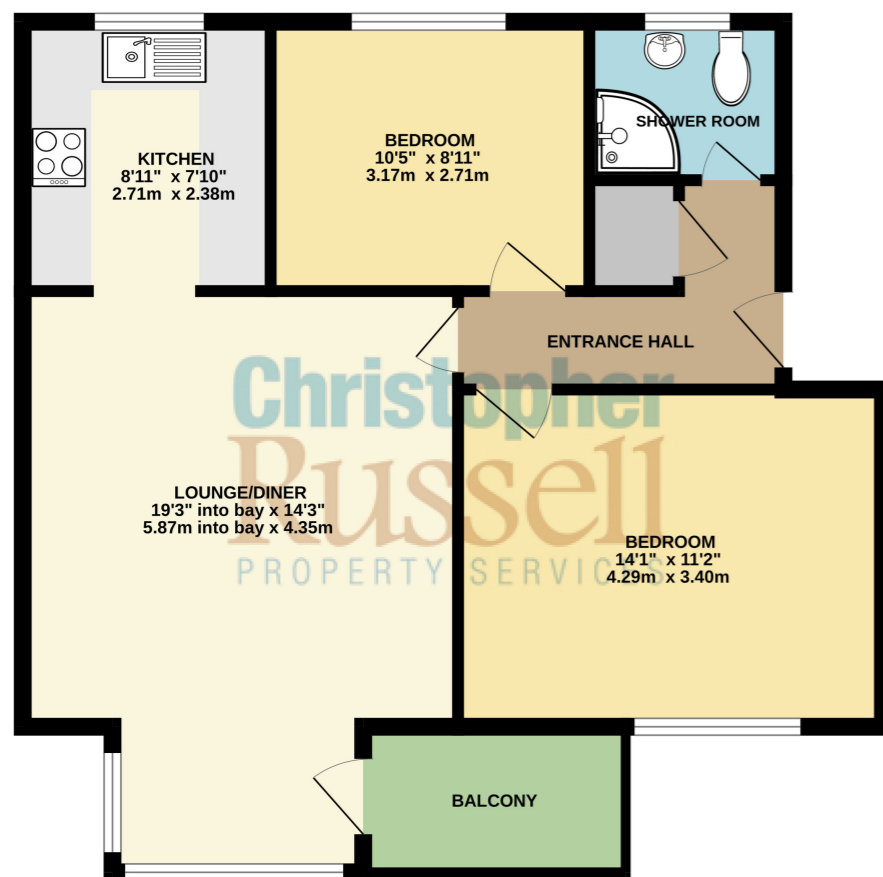
Features include gas central heating, UPVC double glazed windows, security entry phone system and an allocated parking space.

The property is situated in very pleasant and well kept grounds.

Council Tax Band D.



GROUND FLOOR
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.7 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		
(69-80)	C	74	75
(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	