



Guide Price £275,000

Sharnbrooke Close, Welling, Kent, DA16

1SL

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price From £275,000 to £300,000.

Beautiful two bedroom ground floor flat recently renovated to an extremely high standard with a large outdoor terrace and garage.

The property comprises entrance hall, master bedroom with fitted wardrobes, recently fitted modern bathroom suite with shower over bath, two double storage cupboards, open plan kitchen/diner with recently fitted modern kitchen, lounge and second bedroom.

To the rear there is a larger than average terrace with exceptional views overlooking Bexleyheath Sports Club which benefit from the property being elevated above ground level. Additional benefits include electric heating, double glazing and a garage en bloc.

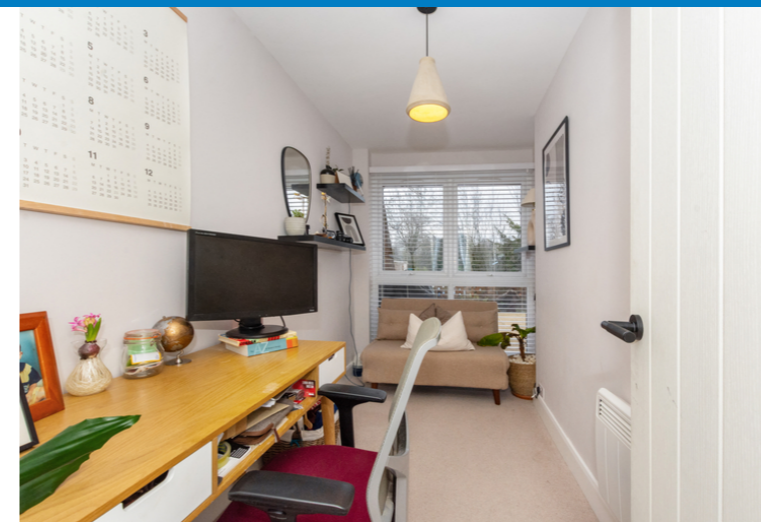
Danson Park, shops, restaurants and amenities are on your door step, with Bexleyheath and Welling train stations equidistant a short walk from the property.

Council Tax Band C.

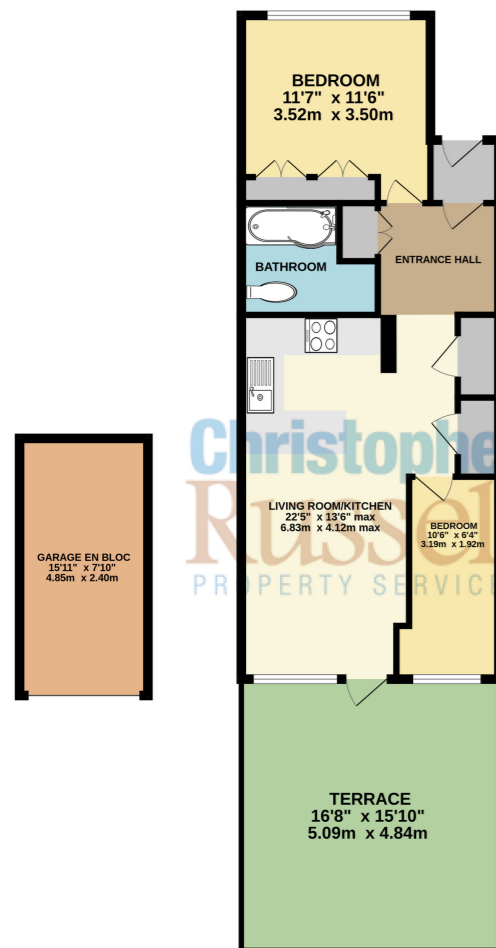
Share of freehold.

Service charge - £600 per annum.

Ground rent - £0 per annum.



FIRST FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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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