



£325,000 Leasehold



120 Fox Hollow Drive, Bexleyheath, Kent  
DA7 4UR





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this stunning 1st floor apartment in a sought-after development close to schools, amenities, and transportation links including Bexleyheath Station (direct to 5 London Terminal stations). This spacious property comprises 2 double bedrooms, large living/dining room, fitted kitchen, family bathroom, and en-suite shower room.

Further benefits include double glazing, gas central heating, garage, parking, and outdoor communal areas.

Total Internal Area approx: 943.56 sq ft (87.66 sq m).





## ROOM DESCRIPTIONS

### 1st Floor

#### Entrance Hall

Wood flooring, radiator, entry-phone system.

#### Living / Dining Room

6.78m x 3.67m (22' 3" x 12' 0") Wood flooring, radiator, double glazed windows, opening to kitchen.

#### Kitchen

3.00m x 2.40m (9' 10" x 7' 10") Tiled flooring; range of soft-closing wall and base units with complementary worktops and splashback tiles; butler sink with mixer tap; fitted oven, gas hob, extractor hood, space and connections for fridge/freezer, space and connections for washing machine, double glazed windows.

#### Bedroom

3.17m x 3.12m (10' 5" x 10' 3") Wood flooring, radiator, built-in wardrobes, double glazed windows; leading to en-suite shower room.

#### En-Suite Shower Room

Wood-effect tiled flooring, tiled walls; walk-in shower enclosure with thermostatic rainfall shower head attachment; vanity unit with wash-hand basin, w/c, recessed bathroom storage.

#### Bedroom

4.10m x 2.77m (13' 5" x 9' 1") Wood flooring, radiator, double glazed windows.

#### Family Bathroom

3.00m x 2.40m (9' 10" x 7' 10") Wood-effect tiled flooring, part-tiled walls; panelled bath with separate shower over; vanity unit with wash-hand basin; w/c, shave-point, heated towel-rail, recessed bathroom storage, extractor fan.

### External

#### Garage

5.14m x 2.53m (16' 10" x 8' 4") Up-and-over door, mezzanine storage.

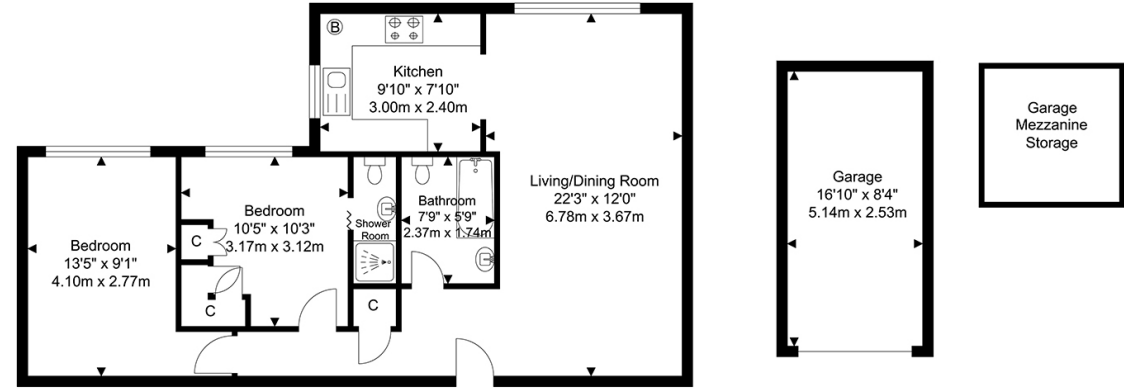
#### Off Street Parking

#### Communal Gardens

### Information

- 0.2 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.9 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink (easy access via SuperLoop express bus service)
- Close to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.2 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.3 miles (approx) to Danson Park & Lake
- 0.9 miles (approx) to Broadway Shopping Centre
- Lease: 110 years remaining
- Service Charge: £2,355.72 per annum
- Ground Rent: £120 per annum
- Council Tax: Band C

FLOORPLAN



Ground Floor  
Approximate Floor Area  
735.49 SQ.FT.  
(68.33 SQ.M.)

Outbuildings  
Approximate Floor Area  
208.06 SQ.FT.  
(19.33 SQ.M.)

TOTAL APPROX FLOOR AREA 943.56 SQ. FT / 87.66 SQ. M  
For Identification Purposes Only.

