





CHAIN FREE & NEW LEASE ON COMPLETION. A two bedroom ground floor maisonette requiring updating with accommodation comprising, lounge, kitchen, two bedrooms and a shower room. The property also benefits from a gas-fired central heating system, UPVC double glazed windows and a garage en-bloc. Ideally located within walking distance to Bexleyheath Town Centre with a good selection of shops and eateries. The property benefits from it's own private front and rear garden. Lots of potential on offer here, offering exciting scope to modernise throughout. This would be considered as an excellent investment/buy to let option offering a good rental yield or an excellent first step on the property ladder. An early viewing comes highly recommended. **PLEASE CALL TO VIEW - BY APPOINTMENT ONLY**

Tenure

Our vendor has informed us that this is a Leasehold property | New Lease on completion of 129 years | Ground Rent: Currently £10 per annum



AGENTS NOTE

This is a probate property and we have been advised that probate has been applied for.

Disclaimer

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should be not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.