



**Russell Close, Bexleyheath**  
**£285,000 Leasehold**



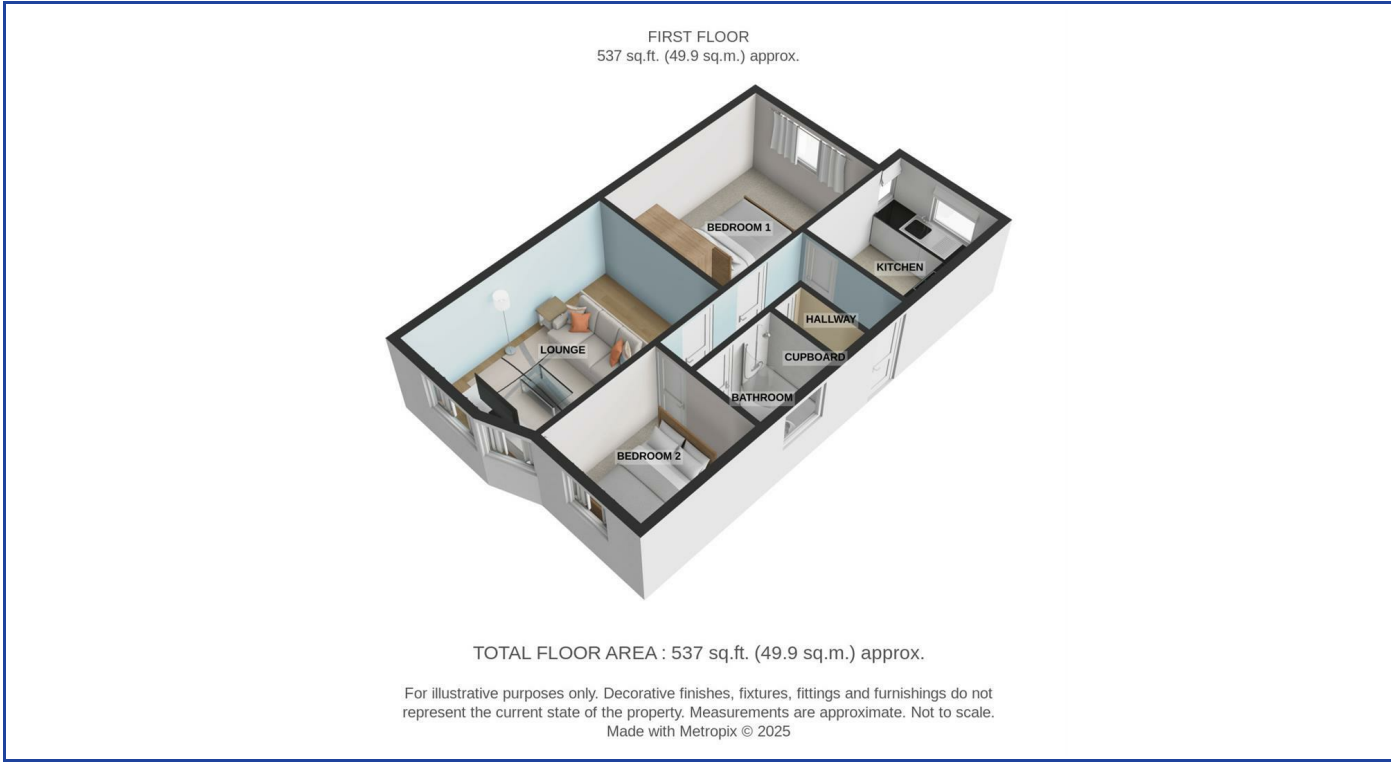


CHAIN FREE SALE Parris Residential is delighted to offer this newly decorated two-bedroom first-floor maisonette located just around the corner from Bexleyheath shopping Broadway. The property benefits from having a fitted kitchen with a built-in oven & hob, plus a fridge freezer and a washing machine. There is also a gas central heating system, double-glazed windows, new fitted carpets, and a private 61' approx rear garden. Your inspection is highly recommended.

EPC Band E | Council Tax Band C | Leasehold - 974 years remaining | Ground rent £5.00 P.A. |







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	48	57	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.





## Hallway & Landing

Lounge 15'4 x 10'5 (4.67m x 3.18m)

Kitchen 9'0 x 8'3 (2.74m x 2.51m)

Bedroom One 13'8 x 10'2 (4.17m x 3.10m)

Bedroom Two 8'9 x 8'0 (2.67m x 2.44m)

Bathroom 6'2 x 5'3 (1.88m x 1.60m)

Rear Garden 61' approx (18.59m approx)

