



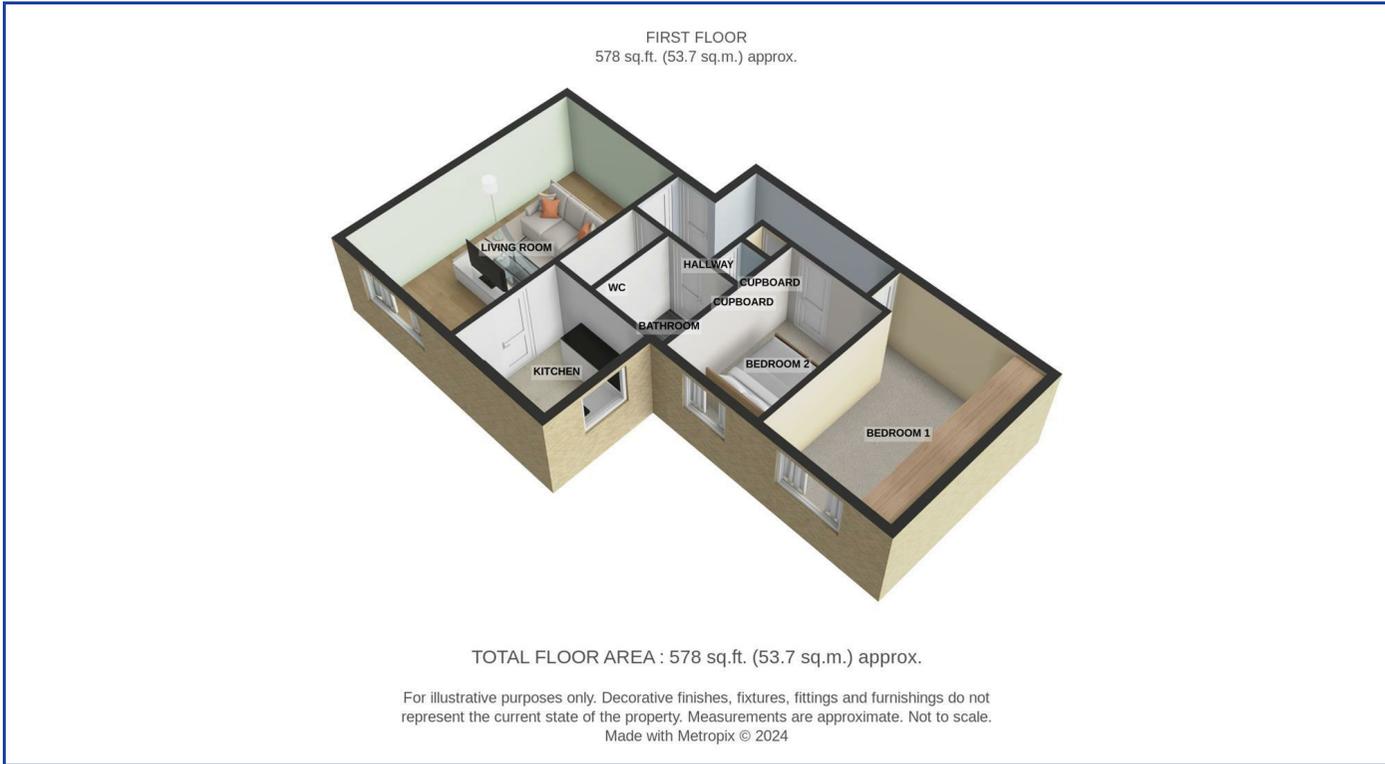
**Fox Hollow Drive, Bexleyheath**  
**Offers In Excess Of £259,999 Leasehold**



**CHAIN FREE SALE** Parris Residential is delighted to offer this super two-bedroom first-floor apartment. The property is presented to a good standard and benefits from having a gas central heating system, double glazed windows, a fitted kitchen, and two good size bedrooms with fitted wardrobes in the master bedroom. The property also benefits from having a garage en bloc and there is a parking area in front of the block. Bexleyheath train station and the local shops on Pickford Lane are just a short walk away. This property makes an ideal first-time buy or possible investment. Your inspection is highly recommended.

Council Tax Band C | EPC band C | Lease 150 years from January 1985 - 111 years remaining | Service Charge £2284.00 | Ground rent £100.00 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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.



## Entrance Hall

Lounge 17'9 x 10'3 (5.41m x 3.12m)

Kitchen 7'9 x 7'9 (2.36m x 2.36m)

Bedroom One 13'5" x 9'1 plus recess (4.09m x 2.77m plus recess)

Bedroom Two 10'4 x 7'2 (3.15m x 2.18m)

Bathroom 6'2 x 5'9 (1.88m x 1.75m)

Separate WC 6'2 x 3'0 (1.88m x 0.91m)

garage en bloc

## Parking area in front - non allocated



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