



**Balmoral Gardens, Bexley, DA5 1HR**  
**£1,850 PCM**



Parris Residential is delighted to offer this stunning two-bedroom first-floor flat with a balcony & garage en bloc. The property is located just a short walk from Bexley train station and the bars, restaurants, and shops of Bexley Village. Benefits include a modern, fitted kitchen with a built-in oven & hob, integrated dishwasher, and a freestanding fridge freezer. There is also a washing machine in the hallway cupboard. Further features include a modern bathroom suite, fitted carpets, fitted wardrobes in both bedrooms, a south-facing balcony, loft storage, and a garage en bloc. Accommodation is spacious throughout, and of particular note is the ginormous living room. There is non allocated off-street parking within the development, too; a permit will be given to the new tenant. Your inspection is highly recommended.

Council Tax Band D | Security deposit £2019.00 | EPC rating D | initial 12 month tenancy

- entrance hall 10'7 x 5'7 max
- living room 19'1 x 14'11
- South facing balcony off living room
- kitchen 8'9 x 7'8
- bedroom one 14'0 x 11'1
- bedroom two 10'3 x 8'9
- bathroom 6'3 x 5'5
- garage en-bloc
- non allocated parking in designated areas



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.