



**Talehangers Close, Bexleyheath**  
**Asking Price £300,000 Leasehold**



Well presented, modern two bedroom first floor apartment with private balcony, one allocated parking and a long lease of approx. 235 years.

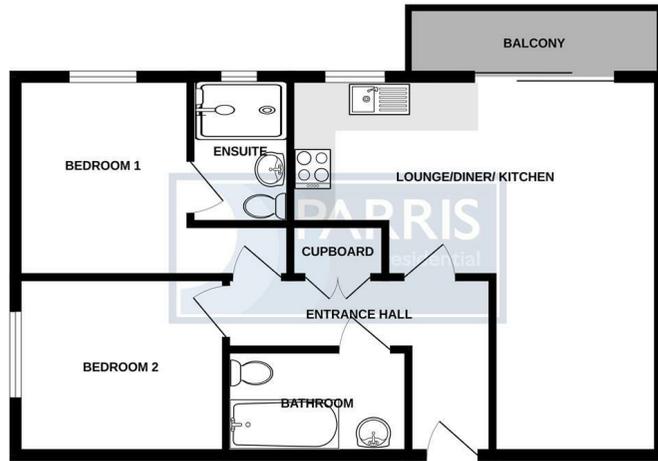
Located within easy access of Bexleyheath train station, the Superloop bus route to Abbeywood Elizabeth Line, local shops and the open grounds of Danson Park. The A2 and M25 Motorway links are nearby as well as good primary and secondary schools within the area.

This first floor apartment comprises: a secure communal entrance, entrance hall, open plan lounge/kitchen/diner with doors leading out onto a private balcony. There are two good sized bedrooms and modern bathroom. Additional benefits include, recently installed modern kitchen, the master bedroom offers an en-suite shower room as well as the main bathroom. Bedroom two has newly fitted wardrobes,

EPC awaited | Lease Length 235 years | Ground Rent £450.00 PA | Service Charge £2,100PA | Leasehold

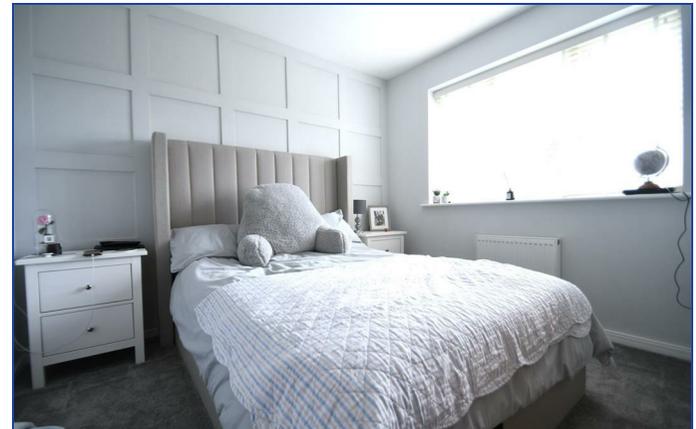
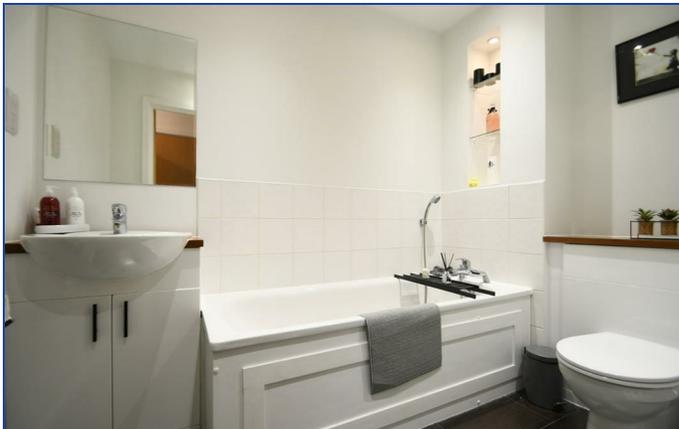


FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used for guidance only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2025)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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**

**Open Plan Kitchen / Lounge 18'4 x 18'1 max (5.59m x 5.51m max)**

**Balcony**

**Bedroom One 9'9 x 8'5 (2.97m x 2.57m)**

**Ensuite Shower Room 6'2 x 4'9 (1.88m x 1.45m)**

**Bedroom Two 9'8 x 6'5 plus fitted wardrobes (2.95m x 1.96m plus fitted wardrobes )**

**Bathroom 8'7 x 5'3 (2.62m x 1.60m)**

**Communal Entrance Hall**

**Allocated Parking Space**

