



**Three Corners, Barnehurst**  
**Price Guide £280,000 Leasehold**



PRICE GUIDE £280,000 - £290,000. CHAIN FREE SALE.

Located in a popular residential road close to Barnehurst train station is this light and airy two-bedroom first-floor maisonette with a private rear garden and loft storage. The property is decorated in neutral colours and there is a fitted kitchen with a built-in oven & hob and integrated dishwasher. The bathroom is equally as nice with both a bath & shower cubicle. The property has a modern gas central heating system and double-glazed windows. Inspection is recommended to avoid disappointment.

EPC Band D | Council Tax Band C | Lease remaining 119 years | Ground rent £100.00 P.A



GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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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) 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			(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		EU Directive 2002/91/EC	England & Wales
			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**

**landing**

**living room 14'2 x 12'0 (4.32m x 3.66m)**

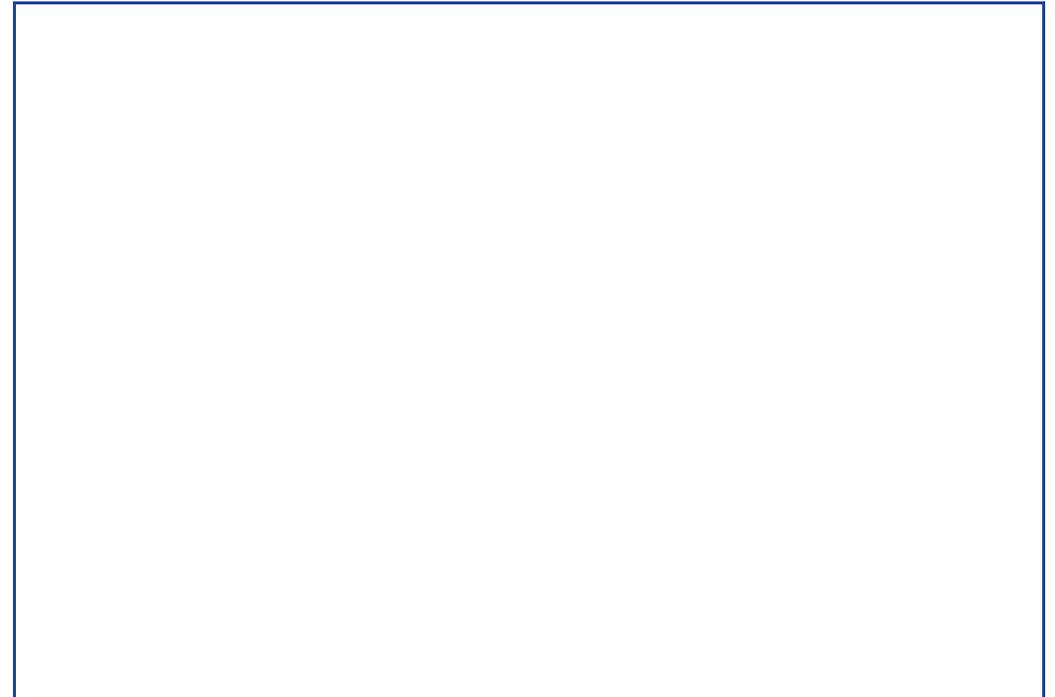
**kitchen 6'6 x 7'0 (1.98m x 2.13m)**

**bedroom one 11'9 x 10'0 (3.58m x 3.05m)**

**bedroom two 11'6 x 6'3 (3.51m x 1.91m)**

**bathroom 8'8 x 6'6 (2.64m x 1.98m)**

**Private rear garden**



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