

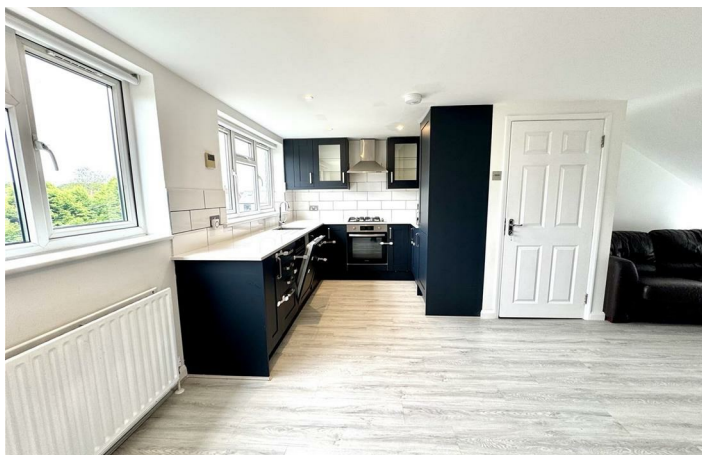


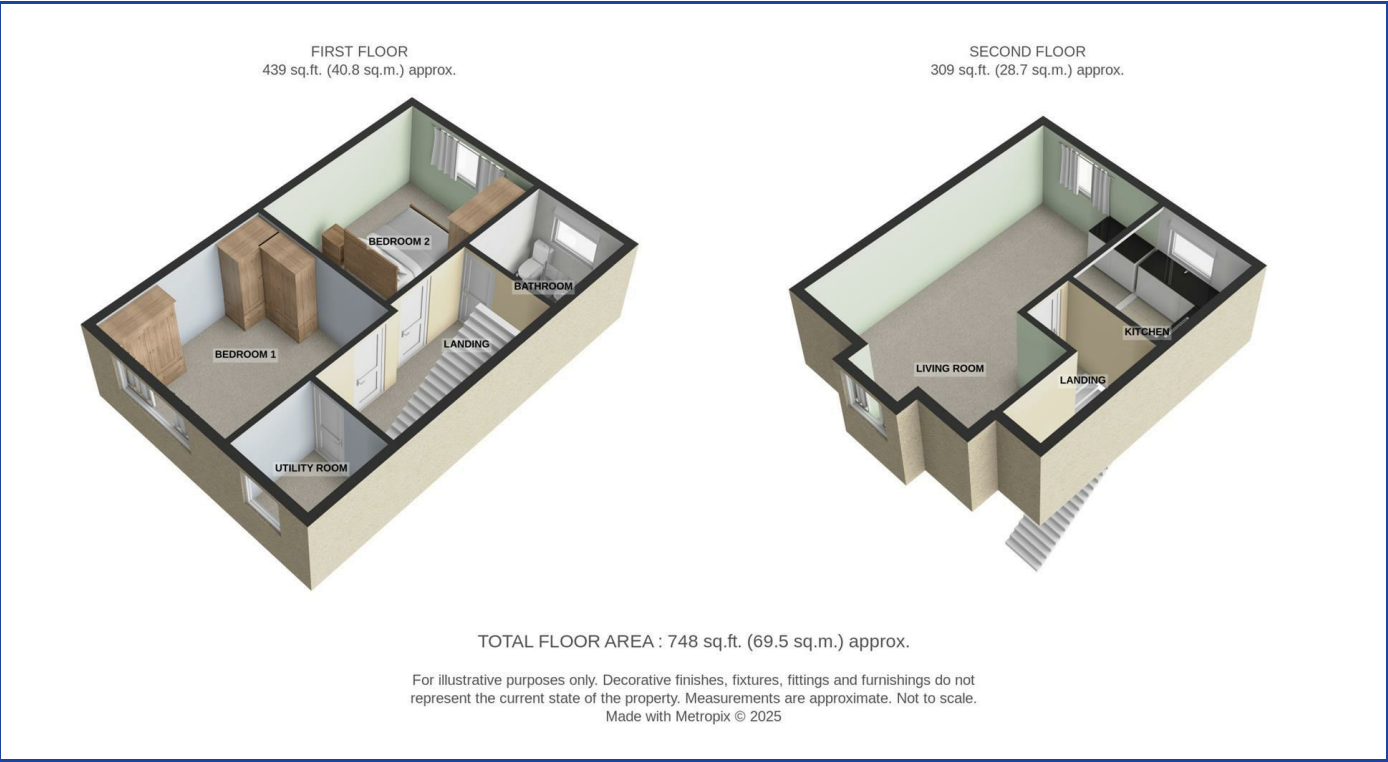
Palmeira Road, Bexleyheath
Price Guide £325,000 Leasehold



GUIDE PRICE £325,000 - £340,000 CHAIN FREE SALE Parris Residential are delighted to offer this wonderful two double bedroom first and second floor conversion flat located just a few minutes walk away from Bexleyheath train station, Crook Log Leisure Centre and the open space of Danson Park. The Property is very spacious, light and airy and features an open plan kitchen living room on the second floor with air con, the kitchen area features a built in oven & gas hob, integrated fridge freezer and dishwasher. There is a seoarate utility room on the first floor with washing machine. Fitted wardrobes can be found in bedroom one and a modern glass banister on the landing. We understand from the seller that the combi gas boiler was replaced recently too. We are sure this property will be a hit with first time buyers. Your inspection is highly recommended.

Leasehold 970 years approx remaining | Council Tax Band C | EPC Band C |
 Ground Rent £300 p.a | No Service Charge





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ 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.



communal hallway

Entrance

first floor landing 12'5 x 5'7 (3.78m x 1.70m)

kitchen & living room (L-Shape) 19'0 max x 16'4 max (5.79m max x 4.98m max)

Utility room 6'0 x 5'7 (1.83m x 1.70m)

bedroom one 12'4 x 11'1 (3.76m x 3.38m)

bedroom two 13'2 x 10'7 (4.01m x 3.23m)

bathroom 6'9 x 6'9 (2.06m x 2.06m)

