



In a sought-after location in Bexleyheath and a mere stroll from the bustling Broadway shopping centre, this second-floor flat is a must-see for both first-time buyers and savvy investors. Upon entering, you encounter an inviting entrance hall featuring two expansive storage cupboards, one of which cleverly doubles as a utility cupboard. The lounge and modern kitchen boast double-glazed, floor-to-ceiling windows that flood the space with an abundance of natural light, creating an inviting atmosphere. The current owner, who efficiently works from home, has ample space for a desk. Step outside onto the private balcony adjoining the living area for a breath of fresh air. The bedroom is generously illuminated and includes built-in wardrobes, complemented by a contemporary bathroom.

**Entrance Hall**  
4.20m x 2.05m (13'9" x 6'8")

**Living Area**  
4.87m x 2.81m (15'11" x 9'2")

**Kitchen**  
4.03m x 2.85m (13'2" x 9'4")

**Bedroom**  
4.53m x 3.35m (14'10" x 10'11")

**Bathroom**  
4.04m x 2.19m (13'3" x 7'2")

**Private Balcony**  
2.32m x 2.88m (7'7" x 9'5")

**Communal Amenities**  
On-site Gym Facilities  
Secure Bicycle Storage  
Rooftop Terrace  
Communal Courtyard  
Concierge

**Additional Information**

Council: Bexley  
Parking: There is no parking allocated to this property

Heating: Gas boiler

Electricity Supply: Mains

Water Supply: Mains

Drainage: Mains

Broadband: Standard, Superfast and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information.

Mobile Signal/Coverage: You are likely to have good coverage from most networks. Visit the Ofcom website for further information.

**Tenure**

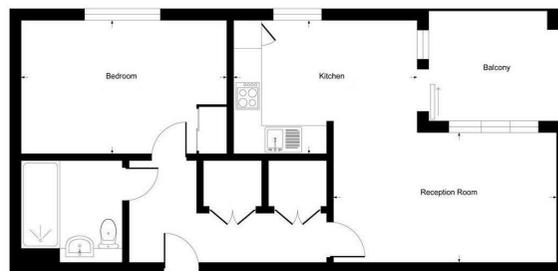
Our vendor has informed us that this is a Leasehold property.

Lease Term Remaining: 239 Years

Service Charge: £1,490 pa

Ground Rent: £250 pa (The next ground rent review is in 7 years)

**Disclaimer**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.