



# Wansunt Road

Bexley, DA5 2DN

Well presented two bedroom purpose built ground floor luxury apartment, situated in one of Bexley's most sought after roads. Short walk from Bexley Village and Bexley station. CHAIN FREE.

## Main Features

- Two bedroom purpose built ground floor luxury apartment
- Allocated parking
- Communal gardens
- Entry phone system
- Chain Free
- Double glazing

## FULL DESCRIPTION

We are delighted to offer this well presented, two bedroom ground floor luxury apartment within this sought after development. The property is located in one of Bexley's most sought after roads and convenient for Bexley Village with its array of restaurants, bars and shops and also Bexley station.

The accommodation briefly comprises: Communal entrance hall with entryphone system, lounge, luxury fitted kitchen with integrated appliances, bathroom and two bedrooms with the master bedroom benefitting from fitted wardrobes and ensuite shower room. Externally there are communal gardens and an allocated parking bay.

The property benefits from gas central heating and double glazing and is offered chain free. Internal viewing is highly recommended.

**Communal entrance**

**Private entrance hall**

**Lounge**

18' 4" x 17' 9" (5.59m x 5.41m)

**Kitchen**

8' 3" x 7' 6" (2.51m x 2.29m)

**Bedroom one**

12' 6" x 11' 7" (3.81m x 3.53m)

**Ensuite**

6' 9" x 3' 9" (2.06m x 1.14m)

**Bedroom two**

11' 9" x 8' 3" (3.58m x 2.51m)

**Bathroom**

7' 5" x 5' 7" (2.26m x 1.7m)

**Outside**

Communal grounds.

One allocated parking bay.

## ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and /or solicitor prior to exchange of contracts.

Lease: 125 years from 2007 so 110 years remaining

Service Charge: £1,480 per annum

Ground Rent: £250 per annum

Council Tax: Band D £1846.72 per annum. London

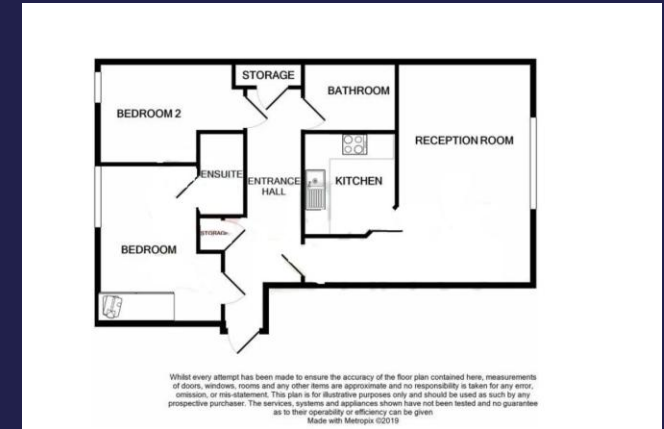
Borough of Bexley - Tel: 020 8303 7777.

EER Rating: 77

## Directions

From our Sidcup office, turn right and proceed along Station Road, at the traffic lights turn right into Hurst Road, straight over at the roundabout and at the end of this road, turn right into Bexley High Street, bear right at the mini roundabout and at the next roundabout turn left into Vicarage Road, which in turn becomes Dartford Road, and Wansunt Road is the third turning on the left hand side. Closest Stations: Bexley [(0.68 mi) Crayford (0.99 mi) Albany Park (1.60 mi) Closest Schools: Maypole Primary School (0.68 mi) Joydens Wood Junior School (0.97 mi) Beths Grammar School (0.78 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: [info@drewery.co.uk](mailto:info@drewery.co.uk) [www.drewery.co.uk](http://www.drewery.co.uk)