



Blanmerle Road

Eltham, SE9 2DZ

A spacious 2 bedroom ground floor maisonette which features its own private garden, accessed directly from the property. This well presented property is situated in a popular location with only a short walk to New Eltham train station, local shops and schools. We feel this would make a great a first time buy especially for anyone who commutes up town. *Private garden*

Main Features

- Spacious 2 bed ground floor maisonette
- Private rear garden
- Share of freehold
- Ideal first purchase or buy to let investment
- Short walk to New Eltham station, local shops and schools
- Modern rear kitchen

FULL DESCRIPTION

We are pleased to offer for sale this large two bedroom ground floor maisonette which features its own private garden. The property is well presented and is situated in a location that is only a short walk to New Eltham train station, shops and schools.

The property briefly comprises: Entrance hall, lounge that flows nicely into a modern rear kitchen, two good sized bedrooms and a shower room. Externally there is a private garden which is accessed directly from the kitchen.

The property is offered with a share of the freehold and we feel would make a fantastic first time buy or investment opportunity.

Entrance hall

20' 9" x 3' 2" (6.32m x 0.97m)

Lounge

14' 0" x 10' 3" (4.27m x 3.12m)

Kitchen

10' 2" x 9' 9" (3.1m x 2.97m)

Bedroom one

13' 7" x 11' 6" (4.14m x 3.51m)

Bedroom two

11' 5" x 8' 8" (3.48m x 2.64m)

Shower room

4' 10" x 6' 5" (1.47m x 1.96m)

Outside

Private rear garden which is accessed via kitchen.

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.

Share of Freehold with flat upstairs

Leasehold: 109 years remaining

Service Charge: None

Ground Rent: £100 per annum but they don't pay to themselves and the share of freehold will be passed to the new owner

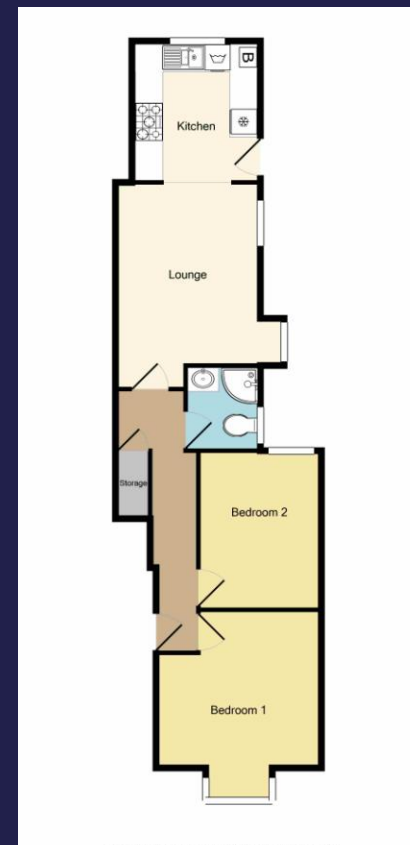
Council Tax: Band B £1158.54. Royal Borough of Greenwich

EER 58 EIR Rating: 53

Directions

From our Sidcup office turn left and under the railway bridge. At the next set of traffic lights turn right into Longlands Road and bear left and take the right hand fork into Parkhill Road and continue all the way to the end. Turn right into Marechal Neil Parade and continue straight on this road, crossing straight over the crossroads at New Eltham then take the first turning on the left into Blanmerle Road. Closest Stations: New Eltham (0.27 mi) Mottingham (0.63 mi) Eltham (1.28 mi) Closest Schools: Wyborne Primary School (0.13 mi) St Olave's Prep School (0.23 mi) St Thomas More Catholic Comprehensive School (0.69 mi) Stationers' Crown Woods Academy (1 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



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