



Sherard Road | Eltham, SE9 6EX



Guide Price £325,000 - £335,000

Leasehold

EPC = B

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Sherard Road, Eltham

Offered to the market chain free is this well presented two bedroom third floor apartment with allocated parking. Conveniently located for local shops, bus routes and Eltham mainline station.

Property Features

- 24ft Open Plan Kitchen/Living Room
- Fitted Kitchen Units
- White Three Piece Bathroom Suite
- Private Balcony
- Allocated Parking
- Chain Free



Interior

Communal Entrance: Entry phone system and lift to all floors.

Entrance Hall: Entry phone system, two large storage cupboards and carpet as fitted.

Open Plan Kitchen/Living Room: 7.32m x 3.7m (24' x 12'2") Fitted with a range of wall and base units with complimentary work surfaces. Integrated oven, hob, filter hood, fridge/freezer and dishwasher. Large storage cupboard, access to private balcony, part tiled flooring and part carpet as fitted.

Bedroom 1: 5.36m x 3.02m (17'7" x 9'11") Built in wardrobe and carpet as fitted.

Bedroom 2: 5.36m x 2.97m (17'7" x 9'9") Carpet as fitted.

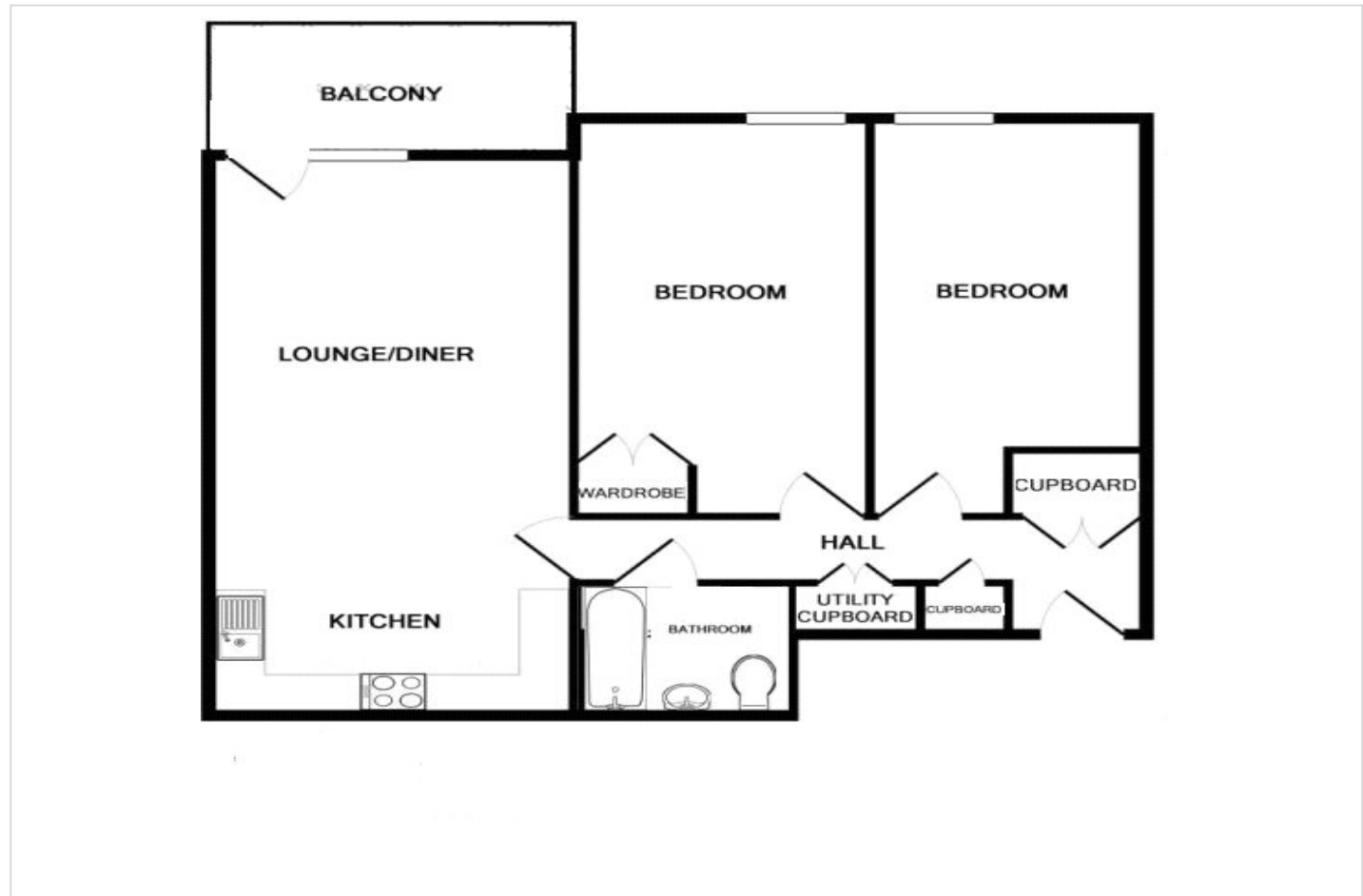
Bathroom: Fitted with a white three piece suite comprising of a pedestal wash hand basin, WC and panelled bath. Chrome heated towel rail, part tiled walls and tiled flooring.

Exterior

Private Balcony: Access from Living room.

Allocated Parking: One allocated space in underground residents car park.

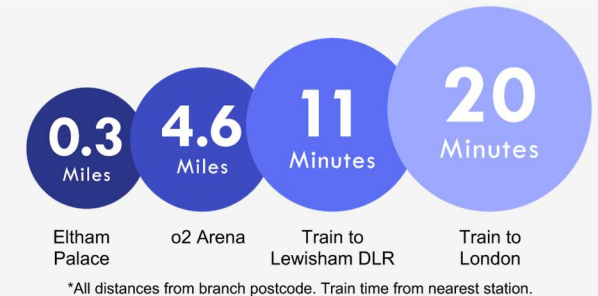
Communal Gardens:





Property Location

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Leasehold Information

Original Lease: Approx 125 Years from 1st April 2013

Unexpired Lease: Approx 118 Years Remaining

Current Ground Rent: Included in Service Charge (maybe subject to upward reviews)

Next Ground Rent Review Date: TBC

Service Charge: Approx £175 Per Month

Additional Information

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million being spent on a High Street revitalisation programme which include a new multi-screen cinema complex with restaurants and sky bar. There's a mainline train station offering a direct route to London and the magnificent Art Deco Eltham Palace. The Heritage Restaurant & Bar at the Tudor Barn, a modern leisure centre, the Bob Hope Theatre and Well Hall Pleasaunce can all be found in the town.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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