



Stanley Close | New Eltham, SE9 2BA



Asking Price £275,000

Leasehold

EPC = C

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## Stanley Close, New Eltham

A well presented two bedroom, two bathroom second floor flat with residents permit parking. Convenient for local shops, bus routes and New Eltham mainline station.

### Property Features

- 14ft Lounge/Dining Room
- Modern Fitted Kitchen
- White Three Piece Bathroom Suite
- En-Suite Shower Room
- Residents Parking
- Convenient Location



## Interior

**Communal Entrance:** Entry phone system.

**Entrance Hall:** Entry phone system and wood style laminate flooring.

**Lounge/Dining Room:** 4.45m (14'7") narrow to 3.35m (11') x 4.32m (14'2") Electric heater and wood style laminate flooring.

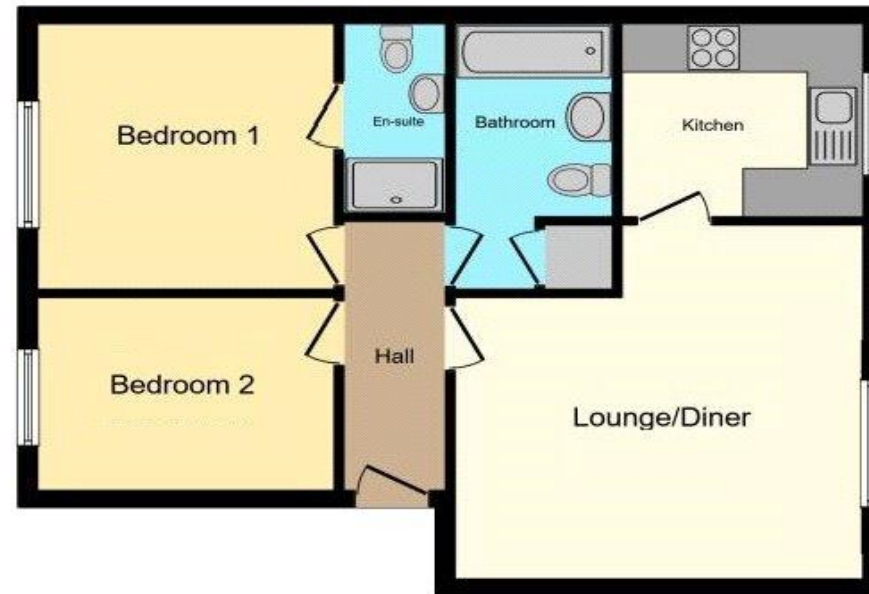
**Kitchen:** 2.67m x 2.41m (8'9" x 7'11") Fitted with a range of modern wall and base units with complimentary work surfaces. Integrated dishwasher, oven, hob and filter hood. Vinyl flooring and splashback to walls.

**Bedroom 1:** 3.4m x 3.15m (11'2" x 10'4") Electric heater and carpet as fitted.

**En-Suite Shower Room:** Fitted with a three piece suite comprising of a low level WC, wash hand basin and walk in shower cubicle. Part tiled walls and vinyl flooring.

**Bedroom 2:** 3.15m x 2.24m (10'4" x 7'4") Electric heater and carpet as fitted.

**Bathroom:** Fitted with a white three piece suite comprising of a cistern enclosed WC, wash hand basin and panelled bath. Boiler cupboard, vinyl flooring and part tiled walls.



## Exterior

**Communal Gardens:** To Front.

**Residents Parking:** Permit parking within development





## Property Location

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## Leasehold Information

Original Lease: 125 Years from 25/03/2005

Unexpired Lease: Approx 111 Years

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

Next Ground Rent Review Date: TBC

Service Charge: Approx £136.16 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 and restaurants.

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 Pleasance can all be found in the town.

FOR MORE INFORMATION  
CONTACT US TODAY.

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