



Ellis Close | New Eltham, SE9 3AH



Offers Over £350,000

Leasehold

EPC = B

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Ellis Close, New Eltham

Offered to the market chain free is this two bedroom, two bathroom first floor apartment with allocated parking. Moments from New Eltham mainline station, bus routes and local shops.

Property Features

- 20ft Open Plan Kitchen/Reception Rooms
- Juliette Balconies
- Modern Three Piece Bathroom Suite
- En-Suite Shower Room
- Two Double Bedrooms
- Allocated Parking
- Convenient Location
- Chain Free



Interior

Communal Entrance: Communal entrance door, lift and stairs to all floors. Video entry system.

Entrance Hall: Video entry system, large storage cupboard housing electrical consumer unit and carpet as fitted.

Reception Room/Kitchen: 6.17m x 4.65m (20'3" x 15'3")

Living Area: Double glazed French doors/Juliette balcony to front and carpet as fitted.

Kitchen Area: Range of wall and base units with complimentary work surfaces, stainless steel oven, ceramic hob and extractor hood, integrated washer/dryer, fridge, freezer and dishwasher. Part tiled walls and vinyl flooring.

Bedroom One: 4.52m x 3.05m (14'10" x 10') Double glazed window to rear and carpet as fitted.

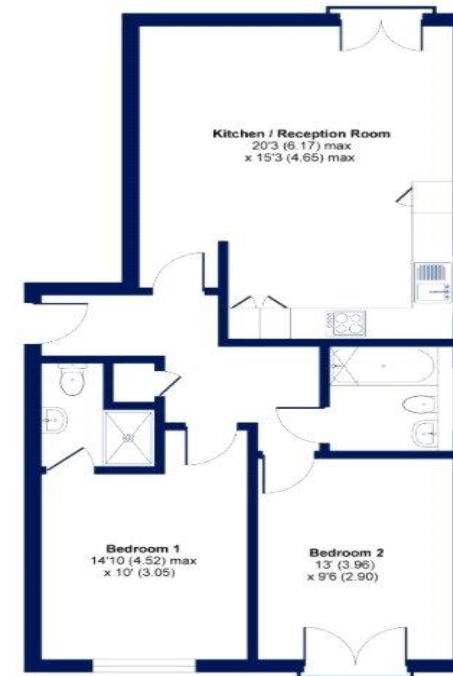
En-Suite Shower Room: Fitted with a three piece suite comprising a walk in shower cubicle, cistern enclosed WC and wash hand basin. Tiled walls and flooring.

Bedroom Two: 3.96m x 2.90m (13' x 9'6") Double glazed French doors/Juliette balcony to rear and carpet as fitted.

Bathroom: Fitted with a white three piece suite comprising of a wash basin, low level w.c, panelled bath with shower over and glass shower screen. Heated towel rail, part tiled walls and vinyl flooring.

Exterior

Parking: One allocated space.



FIRST FLOOR

Ellis Close, London, SE9

Approximate Area = 737 sq ft / 68.5 sq m





Property Location

Ellis Close, New Eltham, SE9 3AH



Leasehold Information

Original Lease: 120 Years From 2017

Unexpired Lease: Approx 117 Years

Current Ground Rent: £300 Per Annum (maybe subject to upward reviews)

Next Ground Rent Review Date: TBC

Service Charge: Approx £135 Per Month

**FOR MORE INFORMATION
CONTACT US TODAY.**

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