



## Brooks Close | New Eltham, SE9 3JW



Asking Price £210,000

Leasehold

EPC = D

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## Brooks Close, New Eltham

A well presented one double bedroom flat which is conveniently located for access into New Eltham mainline station, bus routes and local amenities.

### Property Features

- 18ft Living Room
- Modern Fitted Kitchen
- 14ft Bedroom
- Double Glazing & Central Heating
- Residents Parking
- Chain Free



## Interior

**Communal Entrance:** Communal entrance door, stairs and lifts to all floors.

**Entrance Hall:** Entrance door, three storage cupboards one of which housing boiler, entry phone, radiator, wood style laminate flooring.

**Study/Storage Room:** 1.55m x 1.52m (5'1" x 5')

**Living Room:** 5.72m x 3.1m (18'9" x 10'2") Double glazed bay window overlooking communal gardens, arch to kitchen and wood style laminate flooring.

**Kitchen:** 2.6m x 2.6m (8'6" x 8'6") Double glazed window to front, range of wall and base units with work surfaces over, one bowl stainless steel sink unit with mixer tap, stainless steel oven, gas hob and extractor, tiled splashback, plumbed for washing machine, space for fridge freezer, tile effect laminate flooring.

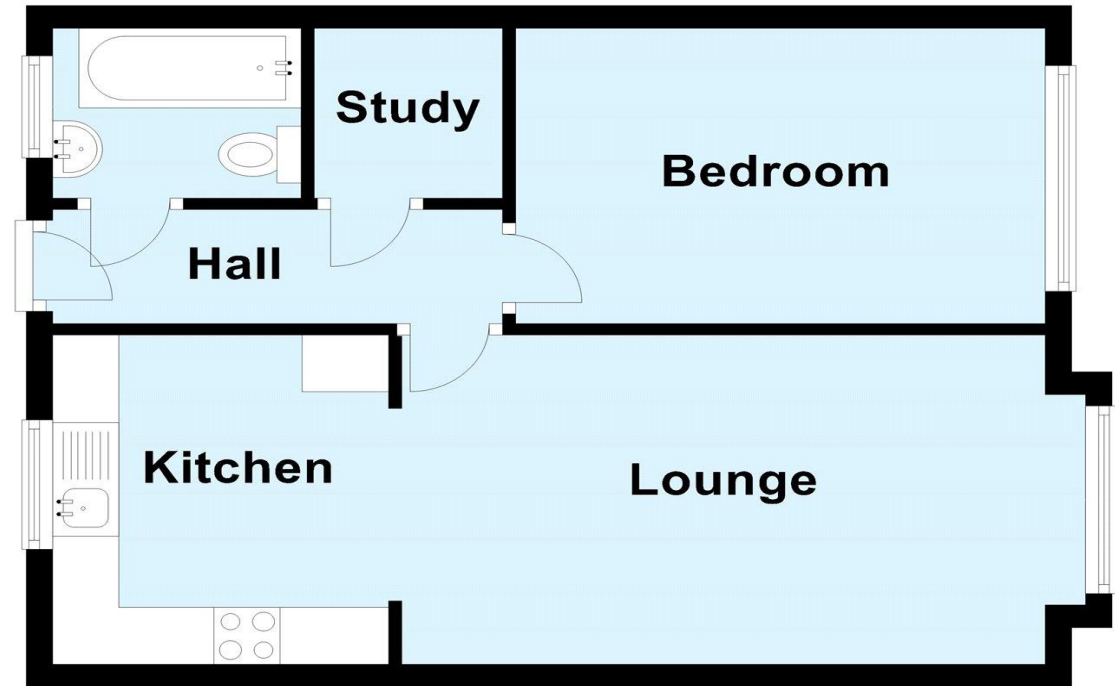
**Bathroom:** Fitted with a three piece suite comprising a panelled bath with shower over, low level W.C. and a pedestal wash basin. Tiled walls.

**Bedroom:** Double glazed window overlooking communal gardens and newly fitted carpet.

## Exterior

**Communal Gardens:** To rear of block.

**Residents Parking:** Parking on a first come first serve basis.





## Property Location

Brooks Close, New Eltham, SE9 3JW



## Leasehold Information

Original Lease: TBC

Unexpired Lease: 94 Years Remaining

Current Ground Rent: Peppercorn (maybe subject to upward reviews)

Next Ground Rent Review Date: TBC

Service Charge: £79.17 per month

FOR MORE INFORMATION  
CONTACT US TODAY.

020 8859 9600

Robinson Jackson

2-4 Court Yard,

Eltham,

London SE9 5PZ

eltham@robinson-jackson.com



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