



Woodington Close | Eltham, London, SE9 5BJ



Guide Price £300k to £315k

Share of Freehold

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Woodington Close, Eltham

Located within a popular quiet location set well back from the road, is this immaculately presented two bedroom second floor apartment, offered to the market with no forward chain.

Property Features

- Council Tax: C
- EPC Rating: D
- Garage en-bloc
- Chain free
- Share of freehold
- Recently fitted kitchen
- Eco boiler fitted in 2021
- Close to Station and local amenities
- Modern decor



Interior

Entrance Porch Door to front, carpet

Internal hallway Laminate wood flooring, radiator, access to all rooms

Lounge 5.3m x 4.04m x 3.23m (17'5" x 13'3" x 10'7") L-shaped. Double glazed window to rear, radiator, carpet, coving

Kitchen 2.95m x 2.06m (9'8" x 6'9") Double glazed window to front, range of wall and base units with solid Oak work surfaces, gas hob, electric oven, extractor hood, integrated washing machine and dishwasher, space for fridge, sink unit with mixer tap, part tiled walls, solid Oak wood flooring

Bedroom 1 4.06m x 3.5m (13'4" x 11'6") to front of wardrobes. Double glazed window to side, radiator, built in wardrobes, laminate wood flooring

Bedroom 2 2.8m x 2.26m (9'2" x 7'5") to front of wardrobes. Double glazed window to front, radiator, built in wardrobes, laminate wood flooring

Bathroom Double glazed opaque window to front, panelled bath with shower above, vanity wash hand basin, fully tiled walls, vinyl flooring

Separate WC Double glazed opaque window to rear, low level wc, wash hand basin, vinyl flooring, part tiled walls

Exterior

Garage En-bloc, up and over door, power and light

Gardens Professionally maintained communal gardens with local residents adding to the communal planting





Additional Information

The vendor advises us of the following:

Unexpired lease term: 997 years (approx)

Service charge: £382.14 per quarter, including a contribution to the sinking fund

Ground rent: £10.00 pa

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million recently been spent on a High Street revitalisation programme, including a new cinema and sky bar complex.

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.

Property Location

Woodington Close, Eltham, London, SE9 5BJ



FOR MORE INFORMATION CONTACT US TODAY.

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