



Marlowe Gardens | London, SE9 1AB



Offers Over £300,000

Leasehold

**ROBINSON-JACKSON**  
Our service will *move* you

## Marlowe Gardens, London

Robinson Jackson are excited to bring to the market this well presented two bedroom modern ground floor flat benefiting for a long lease and garage en-bloc. The property is located a stone's throw from Eltham High Street and mainline station.

### Property Features

- Chain free
- Two bedrooms
- Ground floor
- Garage en-bloc
- Long lease
- Conveniently located



## Interior

**Entrance Hall** Entrance door, entry phone, storage cupboard housing Megaflow water cylinder, carpet

**Lounge** 5.1m x 3.28m (16'9" x 10'9") Double glazed window to side, double glazed sliding patio doors to rear with direct access to communal gardens, electric radiator, carpet

**Kitchen** 2.82m x 2.5m (9'3" x 8'2") Double glazed window to rear, range of modern wall and base units, ceramic sink unit, built in oven and hob, Bosch extractor fan, integrated slimline dishwasher, integrated undercounter fridge, integrated washing machine, wood laminate flooring.

**Bedroom 1** 4.32m x 2.82m (14'2" x 9'3") Double glazed window to rear, electric radiator, carpet

**Bedroom 2** 3.9m x 2.6m (12'10" x 8'6") Double glazed window to rear, electric radiator, carpet

**Shower Room** Shower cubicle with glass door, vanity wash hand basin with storage below, concealed cistern wc, tiled walls and floor, extractor fan

## Exterior

**Garden** Communal

**Garage** En-bloc





## Property Location

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## Leasehold Information

We are advised by the vendor of the following:

Original lease term: 999 years from 25/03/1990

Unexpired lease term: 966 years (approx)

Service charge: £1587.64

Ground rent: £0

All details to be confirmed by your solicitor

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.

FOR MORE INFORMATION  
CONTACT US TODAY.

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