



Maroons Way | Bellingham, London, SE6 3QX



Offers Over: £207,000

Leasehold

Maroons Way, Bellingham

A light and airy first floor purpose built flat situated at St Annes Court comprising double bedroom, spacious reception, modern kitchen, and bathroom. Additional benefits to include off street parking, secure entry system, communal gardens, and no onward chain.

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

Property Features

- First floor purpose built flat
- One double bedroom
- Fitted kitchen & bathroom
- Spacious reception room
- Off street parking
- Communal gardens
- Good location for transport links
- Total floor area: 47m²= 506ft² (guidance only)



Interior

ENTRANCE HALL: Entrance door, two built in storage cupboards, access to all rooms.

KITCHEN: 2.54m x 2.20m (8'4" x 7'3") Double glazed window to side, range of wall and base units with roll edge work tops, part tiled walls, built in oven and hob, extractor fan, stainless steel drainer sink unit with mixer tap, archway.

RECEPTION ROOM: 4.95m x 4.52m (16'3" x 14'10") Double glazed window to side and front, fully fitted carpet, electric radiator.

BEDROOM: 4.37m x 2.60m (14'4" x 8'6") Double glazed window to rear, fully fitted carpet, electric radiator.

BATHROOM: Panelled bath with mixer taps, pedestal wash hand basin, low level w.c., window to side, part tiled walls.

Exterior

COMMUNAL GARDENS

Leasehold Information

Time remaining on lease: 157 years*

Service Charge: £1821 pa *

Ground Rent: TBC *

(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band B (£1,498.20 pa)

EPC Rating: D



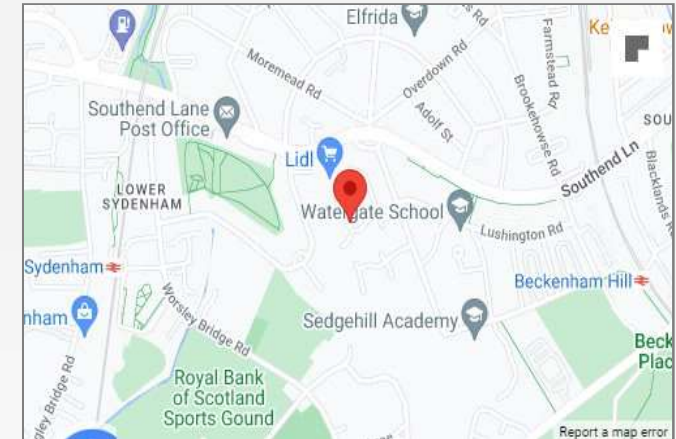
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.
Plan produced using PlanUp.





Property Location

Maroons Way, Bellingham, London, SE6 3QX



Location

Catford is growing in popularity among commuters as journeys from its two mainline stations can take as little as 10 minutes to Central London.

The Broadway Theatre is an impressive Art Deco building, with a regular programme of shows and events. Catford's other premium attraction is Mountsfield Park – one of London's best open spaces and home of the annual People's Day. Catford's Black Cat sculpture remains a well-loved landmark.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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