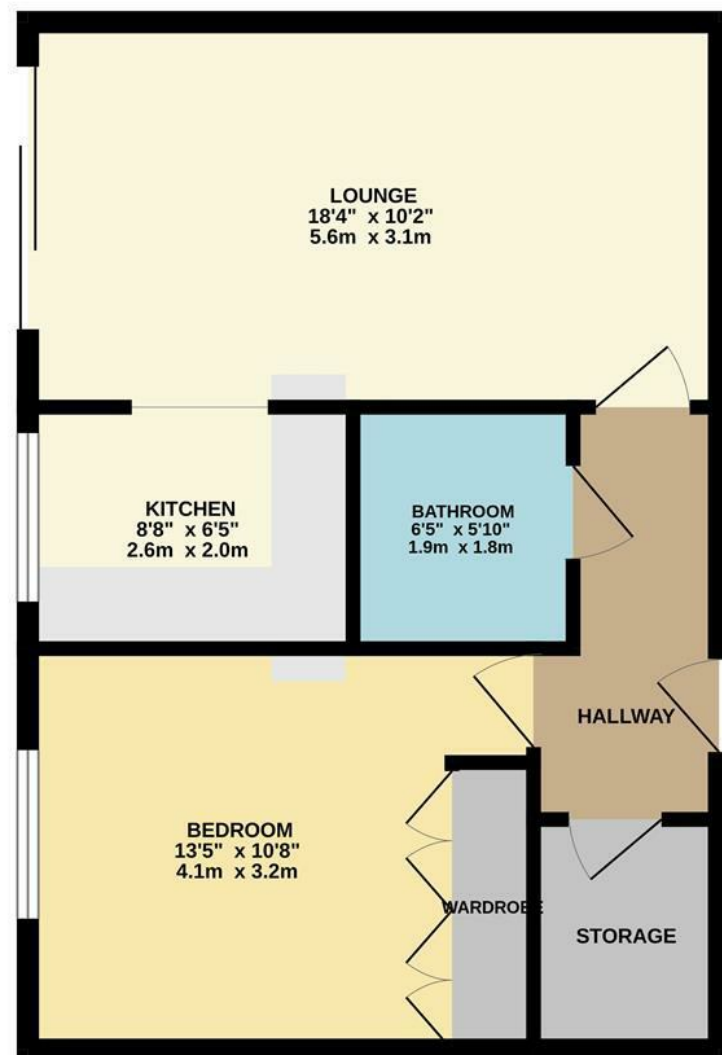


GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAYPLACE ROAD EAST
BEXLEYHEATH DA7 6DJ

Guide price £85,000



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





MOTIVATED SELLER LOOKING FOR QUICK SALE

Located in a popular retirement development strictly for the over 55s, this 1-bedroom first-floor flat offers a secure and convenient living space chain-free and ready for you to make it your own with a little TLC.

The development boasts a communal lounge for socialising, a communal washroom, and a lift for easy access to all floors. For added peace of mind, the property is equipped with a security entry phone system and emergency pull cords. Parking is available on a first-come, first-served basis.

Ideally situated, this home is just a short distance from Bexleyheath Shopping Mall and benefits from excellent bus routes right at the end of the development, making it easy to get around.

With a lease of approximately 58 years (to be verified by your solicitor), this is a fantastic opportunity to enjoy independent living in a well-connected and welcoming community.

Book your viewing today!

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

MAYPLACE ROAD EAST

BEXLEYHEATH DA7 6DJ

- 1 BEDROOM FIRST FLOOR RETIREMENT FLAT FOR THE OVER 55'S
- COMMUNAL LOUNGE/WASHROOM/GARDEN
- CLOSE TO BEXLEYHEATH SHOPPING MALL AND BUS ROUTES
- NO FORWARD CHAIN
- COUNCIL TAX BAND C
- COMMUNAL LIFT
- IN NEED OF A LITTLE TLC
- EPC- C
- APPROX 58 YEARS LEASE- TO BE CONFIRMED

