



Offers inxs £300,000

Links Court, Parkview Road, New Eltham, SE9 3QP

**Chattertons**

EST 1893



# Modern first floor apartment

On the first floor of a modern 2 storey building which also makes it top floor meaning that you have the joy of no one living above you and the use of a large loft which offers superb storage. This is a bright and modern apartment featuring a large double aspect lounge with plenty of space and natural zones for dining and living, modern kitchen, 2 double bedrooms and an immaculate newly upgraded bathroom which has up market hotel vibes finished with stylish tiling. The lease is way above 900 years and to the rear is a residents car park. Located less than 10 minutes walk to New Eltham mainline station which provides excellent links in to London. This is a perfect first time property and the owner is selling chain free.



**Modern first floor apartment**  
**Attractive well kept development**  
**Less than 10 minutes to New Eltham mainline station**  
**Very long lease**  
**Private parking**

#### **Communal Entrance**

Video entry phone, stairs to first floor.

#### **Entrance Hall**

Carpet, electric heater, two cupboards, entry phone system, access to loft.

#### **Lounge 17' 9" x 14' 5" (5.41m x 4.39m)**

Double glazed bay window, double glazed window, electric heater, high quality laminate flooring.

#### **Kitchen 7' 3" x 7' 3" (2.21m x 2.21m)**

Fitted wall and base units with laminate work surface, single drainer stainless steel sink unit, plumbed for automatic washing machine, built in oven and extractor hood, tiled surround, high quality laminate flooring

**2 double bedrooms**  
**Newly upgraded stylish bathroom**  
**Chain free**  
**First floor but also top floor with loft**  
**Security entrance phone**

#### **Bedroom 1 11' 2" x 10' 10" (3.40m x 3.30m)**

Double glazed window, built in wardrobes to one wall, electric heater, carpet.

#### **Bedroom 2 11' 2" x 9' 6" (3.40m x 2.89m)**

Double glazed window, built in wardrobe, to one wall, electric heater, carpet.

#### **Bathroom**

Newly upgraded, panelled bath with mixer taps, shower above with screen, wall hung wash hand basin with mixer taps, stylish tiled walls and floor, chrome heated towel rail

#### **Residents Car Park**

Providing ample parking along with visitor bays

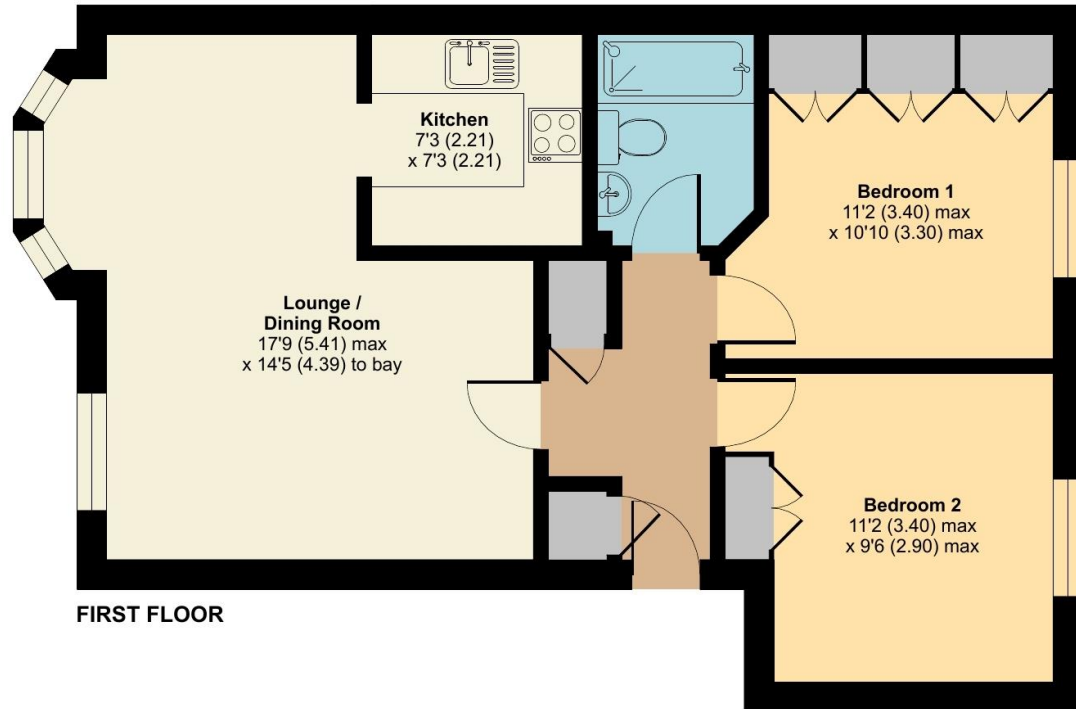




## Parkview Road, London, SE9

Approximate Area = 625 sq ft / 58 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1237827

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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