



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Maplehurst Close, Bexley Park, Kent, DA2 7WX
Guide Price £250,000 - £275,000

Park Estates are delighted to offer this very well presented two bedroom top floor apartment, which is very conveniently placed for local shops, good transport links and schools. The property comprises of a very nice open plan lounge with fully fitted kitchen area, master bedroom with ensuite, further bedroom and a modern bathroom. The property also benefits from allocated parking, gas central heating, double glazing, good quality floor coverings and no forward chain. Viewing is highly recommended.

Ref: BX1111143

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Hall

Solid front door. Tiled flooring. Built in cupboard. Storage cupboard.

Open Plan Lounge / Kitchen

25' 11" x 13' 4" (7.89m x 4.06m) Double glazed patio door with glass 'Juliette' balcony overlooking to the rear. Carpet. Radiator. Low voltage downlighters.

Kitchen Area:

Fully fitted with a matching range of gloss base and wall units with quality worktops and incorporating a large island breakfast bar unit. Built in oven and hob with extractor canopy above. Stainless steel sink unit. Carpet. Kitchen appliances to remain.

Bedroom 1

16' 6" x 12' 10" (5.03m x 3.91m) Double glazed patio door to glass 'Juliette' balcony. Fitted wardrobes to one wall. Carpet. Radiator.

Ensuite

Large shower cubicle. Wash hand basin. Tiled flooring and walls. Low voltage downlighters. Low flush wc. Heated towel radiator.



Bedroom 2

12' 4" x 10' 0" (3.76m x 3.05m) Double glazed window to front. Carpet. Radiator. Built in wardrobes.

Bathroom

Panelled bath with mixer hand shower attachment. Wash hand basin with cupboards under. Low level wc. Heated towel radiator. Low voltage downlighters. Tiled flooring and walls.

Lease

155 years from 1st August 2003.

Ground Rent

£100 every 6 months.

Service Charge

£1,170.39 every 6 months.

