

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



33 Weir Road, Bexley, Kent, DA5 1BJ

Price: £375,000

Luxury two double bedroom top floor flat, located within a gated development, in the heart of Old Bexley Village. An ideal first time buy, the property is well presented, with accommodation comprising of entrance hall, two double bedrooms, luxury fitted bathroom and an open plan kitchen / dining and living area. Additional benefits to note include double glazing, gas central heating, allocated parking, video entry phone system, communal gardens and no chain.

Ref: BX11111314

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

Laminate flooring. Storage cupboard. Loft access. Radiator.

Kitchen / Dining and Living Area

13' 8" x 21' 6" (4.16m x 6.55m) Laminate flooring. Double glazed window to rear. Two radiators. Range of wall and base units. Gas hob. Stainless steel inset sink, drainer and mixer taps. Electric fan oven. Extractor hood. Integral fridge freezer.



Bedroom 1

10' 2" x 15' 9" (3.10m x 4.80m) Carpet. Fitted wardrobes. Radiator. Double glazed window to side.



Bedroom 2

15' 5" x 8' 4" (4.70m x 2.54m) Carpet. Double glazed window to side. Radiator.



Bathroom

7' 8" x 6' 3" (2.34m x 1.90m) Vinyl flooring. Heated towel rail. Part tiled walls. Low level wc. Wash hand basin. Panelled bath with shower over. Spotlights. Extractor fan. Fitted wall mirror.



Communal Gardens

Parking

Allocated secure parking, accessed via automated gates.

Ground Rent

£350.00

Service Charge

£1,400 - £1,500 per annum. This covers maintenance of grounds, gates, repairs and bins. This does not cover window cleaning.

Lease

125 years from 1st January 2013. 115 years remaining.

Council Tax

Band D.

