



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		



**Postal Close, Bexley, Kent, DA5 1EB**  
**Guide Price £350,000-£375,000**

Located in the heart of Old Bexley Village, offering convenient access to popular local shops, restaurants, bars and transport links including Bexley Station, is this well presented two double bedroom luxury conversion apartment. An ideal first time buy or investment purchase, this impressive apartment comprises of entrance hall, two double bedrooms, luxury bathroom and a modern fitted kitchen / dining and living area. Additional benefits to note include double glazing, gas central heating, allocated parking, EV charging area, communal gardens and a video entry phone system. Viewing is highly recommended.

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Ref: BX11111452

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**

Wood flooring. Spotlights. Wall mounted entry phone. Radiator. Storage cupboard.

**Bedroom 1**

12' 4" x 10' 6" (3.76m x 3.20m) Carpet. Radiator. Double glazed window to side. Spotlights.

**Bedroom 2**

11' 1" x 8' 2" (3.38m x 2.49m) Carpet. Radiator. Double glazed window to side. Spotlights.

**Kitchen / Dining / Living Area**

25' 10" x 9' 3" (7.87m x 2.82m) Wood flooring. Two radiators. Four double glazed windows to rear. Spotlights. Range of high gloss wall and base units. Inset sink. Gas hob. Electric fan oven. Extractor hood. Part tiled walls. Integral fridge freezer, washing machine and dishwasher.



**Bathroom**

Tiled flooring. Part tiled walls. Panelled bath with shower over. Low level wc. Wall mounted wash hand basin. Extractor fan. Spotlights. Heated towel rail.

**Communal Gardens**

**Parking**

One allocated parking space with access to EV charger.

**Lease**

993 years.

**Service Charge**

Approximately £1,500 per year. This includes buildings insurance.

**Council Tax**

Band C.

