

TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

**2 Pickford Lane  
 Bexleyheath  
 DA7 4QW**

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**Price Range  
 £260,000**

## Gravel Hill Close South Bexleyheath

**\*\* £260,000-£280,000\*\***  
**\*\* OVER 900 YEAR LEASE \*\***  
**\*\* SHARE OF THE FREEHOLD \*\***

Located on the **SOUTH** side of Bexleyheath is this **STUNNING TWO DOUBLE BEDROOM** flat which has been completely refurbished throughout allowing the next lucky owner to simply move in, unpack and relax!

The property is in a great position for accessing the A2/M25 links as well as being within walking distance to Bexleyheath Broadway shopping center which has a large range of shops, bars and restaurants as well as a cinema. Schools and other transport are also accessible if needed.

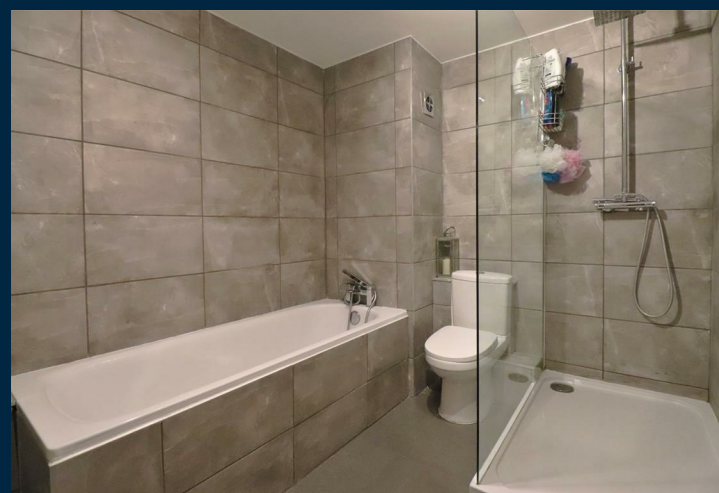
The property itself is bright and airy as well as being **VERY SPACIOUS** throughout, the accommodation on offer comprises of an communal entrance hall which leads to the property, once inside there is a hallway which gives access to both double bedrooms, both of these also have built in wardrobes, the bathroom is next off the hallway, this is a good size room which has been tastefully updated.

The lounge/Diner is to the rear of the property overlooking the communal gardens, this is a great size room which comfortably takes a good size sofa and dining table, this then leads into the modern kitchen which is absolutely stunning, this also comes with fitted appliances.

Externally as mentioned there are communal garden areas and the property also comes with an **SECURE PARKING SPACE!**

This property will certainly make a great first time purchase to get you on the ladder or if you're looking for an extra property to add to your rental portfolio then this should certainly be a strong contender with an approx rental income of £1200pcm, which we have achieved on similar properties with this area.

**CALL ANTHONY MARTIN NOW TO VIEW!**



- **Over 900 year lease**
- **Share of the freehold**
- **Allocated parking space**
- **Stunning condition**
- **Two double bedrooms**
- **Good size lounge/dining room**
- **Modern kitchen & bathroom**
- **Call Anthony Martin to view**
- **Floor Area: 583 sq ft**
- **EPC Rating: tbc**

