

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



STERLING ROAD

BEXLEYHEATH

Guide Price £280,000



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onTheMarket.com

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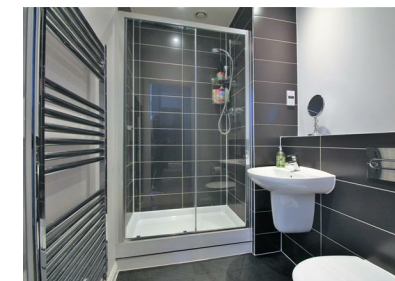
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Anthony Martin**  
Estate Agents





Guide Price £280,000 - £300,000

Offered to the market is this top floor two bedroom flat. The property itself is located in a popular block forming part of a newly build development built within the last five years and would be ideal for those who are looking for a modern flat to start their journey on the property ladder. Bexleyheath town centre is walking distance away for those who like to be close to amenities and transport links.

The flat itself offers modern living space within. The open plan lounge/kitchen/diner offers spacious and versatile living accommodation. The kitchen offers integrated appliances keeping to the high specification you will find in the flat.

There are two double bedrooms master bedroom with en suite with a family bathroom off the hallway.

For those looking for some outside space to enjoy and glass of wine of an evening then this flat offers a balcony to kick back and relax in.

There is also an allocated parking space.

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

## STERLING ROAD

BEXLEYHEATH

- Top Floor Apartment
- Two Double Bedrooms
- En Suite Shower Room And Bathroom
- Open Plan Kitchen/Lounge/Diner
- Area: 722 Sq.Ft
- Private Balcony
- EPC: B 82
- Allocated Parking Space
- Ideal First Time Buy
- Town Centre Location

