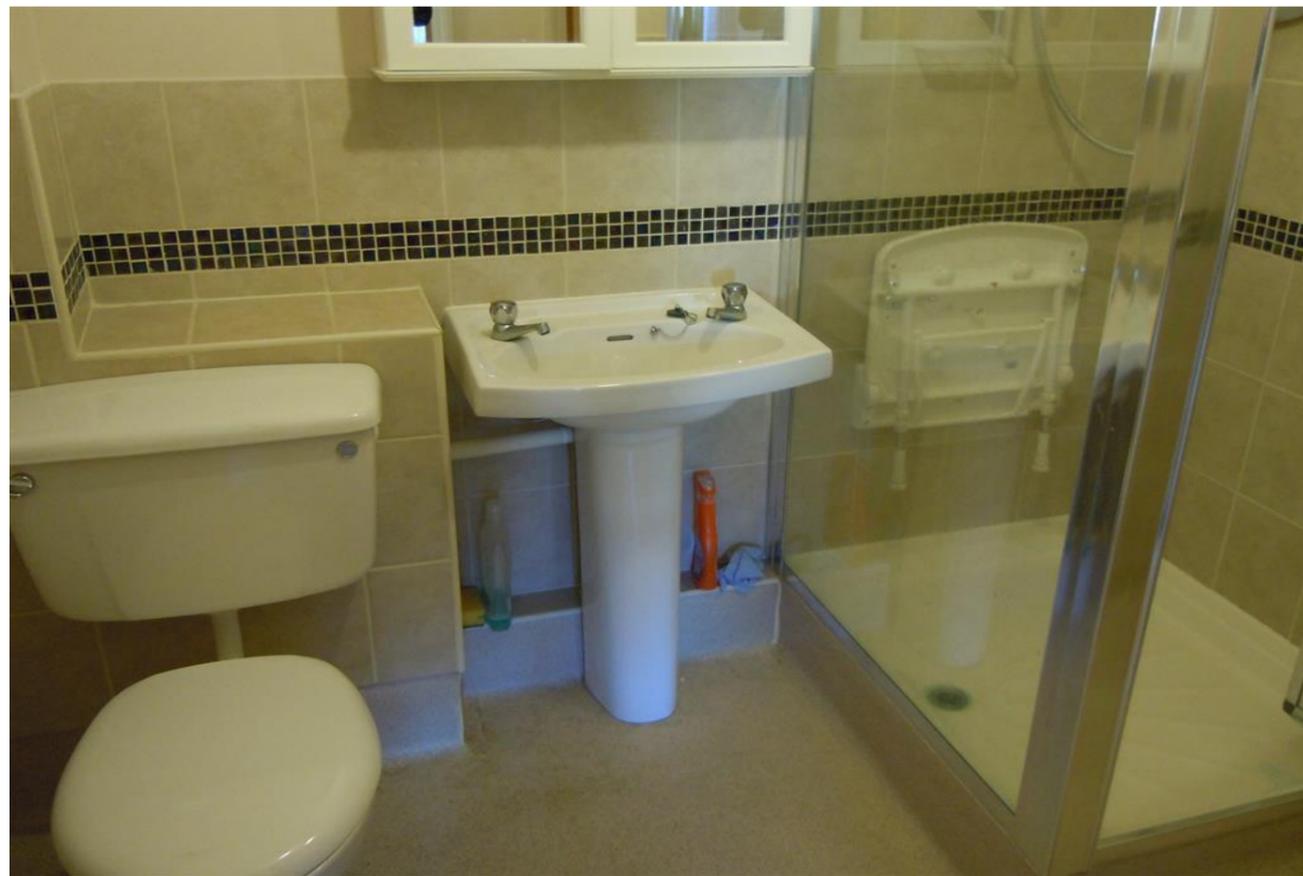


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	81	69	72

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



For illustrative purposes only
Not To Scale.
Plan produced using PlanUp.

Fountain Court, Bowes Close, Blackfen, DA15 9HH

Two Bedrooms | First Floor | Living Room | Kitchen

Double Glazing | Electric Heaters | Communal Gardens | Residents Parking

Asking Price: £155,000

Hunters 265 Westwood Lane, Blackfen, Sidcup, DA15 9PS | 0208 301 5511
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate



Fountain Court, Bowes Close, Blackfen, DA15 9HH

Two bedroom first floor retirement flat available for over 60's. The property comprises of two good size bedrooms, a modern shower room, spacious living room and fitted kitchen. Benefits include communal gardens, resident parking, communal laundry room and walking distance to local shops and transport links.

To arrange a viewing please contact us on 020 8301 5511

COMMUNAL ENTRANCE

Security entry door to communal hall with stairs leading to first floor.

ENTRANCE HALL

Part glazed wooden door to side, carpet, coved ceiling, storage heater, 2x storage cupboards, airing cupboard housing hot water cylinder, loft access.

LIVING ROOM

4.72m (15' 6") X 3.45m (11' 4")

Double glazed window to side, carpet, coved ceiling, storage heater.

KITCHEN

3.45m (11' 4") X 1.75m (5' 9")

Double glazed window to side, range of wall and base units, part tiled walls, electric hob and oven, stainless steel sink unit with drainer, space for fridge/freezer, plumbed for dishwasher/washing machine, laminate flooring, Dimplex heater.

BEDROOM ONE

3.15m (10' 4") X 2.87m (9' 5")

Double glazed window to side, carpet, coved ceiling, storage heater, fitted wardrobe with double sliding doors.

BEDROOM TWO

3.71m (12' 2") X 1.93m (6' 4")

Double glazed window to side, carpet, coved ceiling, electric heater.

SHOWER ROOM

Vinyl flooring, low level wc, pedestal wash basin, walk in shower cubical with electric shower, part tiled walls, electric towel rail, dimplex heater, coved ceiling.

COMMUNAL GARDENS

Well maintained communal gardens, with seating areas, access to communal laundry room.

RESIDENTS PARKING

Residents and visitor parking available.

OPENING HOURS

Monday - Friday: 09:00 - 18:00

Saturday: 09:00 - 17:30

Sunday: 10:00 - 16:00

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

