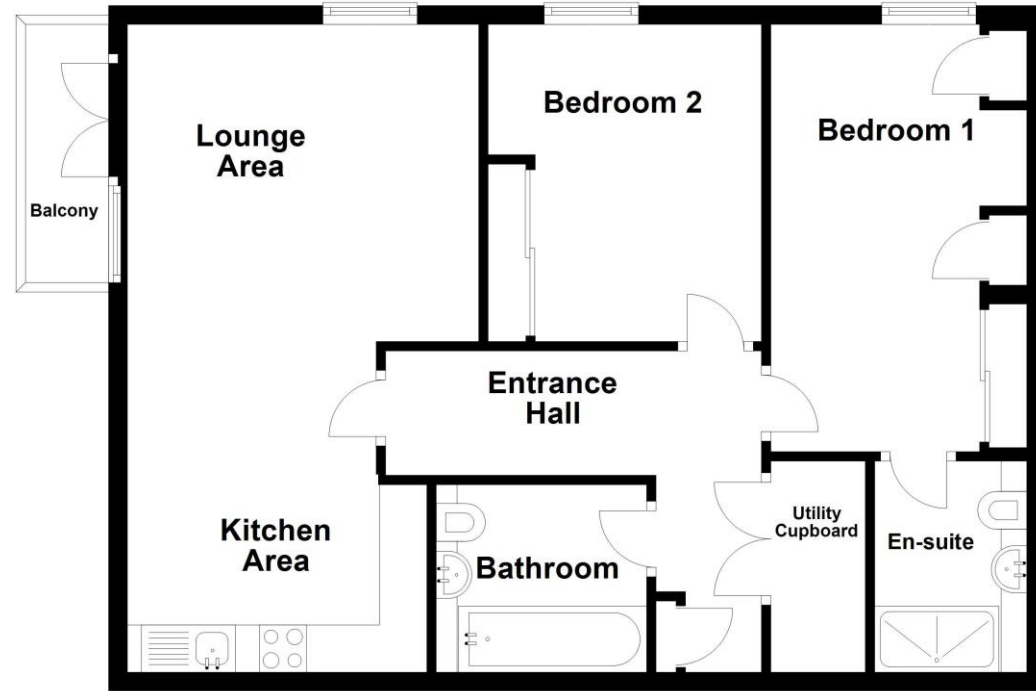


**Ground Floor**



For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

**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.

**Shilling Court, Sterling Road, Bexleyheath, DA7 6EU**

**THIRD FLOOR APARTMENT | TWO DOUBLE BEDROOMS | LIFT SERVICE | VIDEO ENTRY SYSTEM**

**ALLOCATED PARKING AND VISITOR BAYS | TWO BATHROOMS | CLOSE TO TRAIN STATION | BALCONY**

**Asking Price: £280,000-£290,000**

Hunters 67 Mayplace Road East, Barnehurst, Bexleyheath, DA7 6EA | 01322 318100  
bexleyheath@hunters.com | www.hunters.com

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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



**Shilling Court, Sterling Road, Bexleyheath, DA7 6EU**

\*\* GUIDE PRICE 280,000 - £290,000 \*\* THIRD FLOOR APARTMENT \*\* TWO DOUBLE BEDROOMS \*\* LIFT SERVICE \*\* 120 YEAR LEASE \*\* ALLOCATED PARKING \*\* 9 VISITOR BAYS \*\* TWO BATHROOMS \*\* CLOSE TO TRAIN STATION \*\* BALCONY \*\* DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* FITTED KITCHEN \*\* VIDEO ENTRY SYSTEM \*\* BIKE STORE \*\* CALL HUNTERS TO VIEW \*\*

**ENTRANCE HALL**

Door to entrance hall. Laminate floor. Double panelled radiator. Built in cupboard. Video entry phone system

**OPEN PLAN LOUNGE/KITCHEN**

6.86m (22' 6") x 3.73m (12' 3")

Double glazed French door to balcony. Laminate floor. Two double panelled radiators. Double glazed window to the side. Tiled floor. Spotlights. Wall and base units with work surfaces over. Wall mounted boiler. Integrated electric oven with gas hob. Integrated fridge freezer and dishwasher.



**BEDROOM ONE**

4.52m (14' 10") x 2.90m (9' 6")

Double glazed window to the rear. Double panelled radiator. Fitted wardrobe. Carpet.

**BEDROOM TWO**

3.61m (11' 10") x 2.87m (9' 5")

Double glazed window to the rear. Fitted wardrobe. Carpet. Double panelled radiator.



**EN-SUITE SHOWER ROOM**

Shower cubicle. Spotlights. Part tiled walls. Heated towel rail. Sink pedestal with mixer tap. Low level w/c. Shaver point. Tiled floor.



**BATHROOM**

2.24m (7' 4") x 1.96m (6' 5")

Tiled floor. Heated towel rail. Part tiled walls. Spotlights. Shaver point. Low level w/c. Sink pedestal with mixer tap. Panelled bath with shower.



**PARKING**

Allocated Parking Bay

**OPENING HOURS**

Monday - Friday: 09:00 - 18:00

Saturday: 09:00 - 17:00

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.