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**\* TWO GOOD SIZED BEDROOMS \* QUIET LOCATION \***

**\* LARGE LIVING ROOM \* EXCELLENT VIEWS TO REAR \***

**\* MODERN BATHROOM & FITTED KITCHEN \***

**\* 96 YEAR LEASE \* GARAGE EN-BLOC \* GOOD SIZED PRIVATE GARDEN \***

**\* CLOSE TO EXCELLENT SCHOOLS \* VIEWING HIGHLY RECOMMENDED \***



**14 Gresham Close**  
Bexley, DA5 1EW

**Guide Price £290,000 - £310,000**

Village Estates are delighted to offer to the market this superbly presented TWO BEDROOM FIRST FLOOR MAISONETTE with a garage and good-sized private garden. Situated in a popular location within easy reach of excellent schools and amenities. Offering a 94 year lease and low ground rent. Viewing comes highly recommended....



**EPC RATING C**  
**COUNCIL TAX BAND C**  
**96 YEAR LEASE REMAINING**  
**GROUND RENT £100 P/A**

Floor Plan



Floorplan produced by Robinson-Jackson. Please note that this is for illustration purposes only and should not be used as an exact representation of the property. All measurements are approximate.  
Plan produced using PlanUp.

We understand this property is Leasehold.

**VIEWING:**

Via **Village Estates** on 01322 522111  
**Monday to Friday 9am-6pm, Saturday 9am-5pm**

**SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.