



4 Bexley High Street, Bexley, Kent
DA5 1AD

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* FIRST FLOOR APARTMENT * BEXLEY VILLAGE LOCATION *

* TWO DOUBLE BEDROOMS * BATHROOM AND EN-SUITE *

* COMMUNAL GARDENS * PRIVATE BALCONY * SPACIOUS OPEN PLAN LIVING *

* GATED DEVELOPMENT * CLOSE TO STATION AND SHOPS *

* DOUBLE GLAZING AND GAS CENTRAL HEATING *



42 Weir Road
Bexley, DA5 1BJ

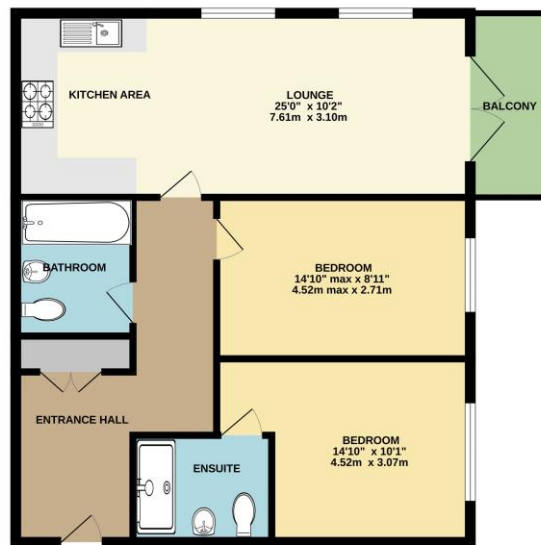
£370,000

Village Estates are delighted to offer to the market this superbly presented two double bedroom **FIRST FLOOR APARTMENT** situated in the heart of **BEXLEY VILLAGE** in a **MODERN** gated development. Within easy reach of local schools, shops, bus routes and train station viewing comes highly recommended.



EPC RATING B
COUNCIL TAX BAND D
LEASE TERM 114 YEARS REMAINING
GROUND RENT £510 P/A
SERVICE CHARGE £1672 P/A
YEARLY INSURANCE £323

FIRST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, visitor and applicant should verify all measurements and dimensions prior to purchase. All dimensions are approximate and should be used as a guide only. Please contact the office for more information.

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.