



Armitage Road, Greenwich, London, SE10

£275,000 *Leasehold*



We are pleased to offer this really well presented chain free, one bedroom flat, found on the 1st floor of this modern block, that measures circa 504 sq. ft. and has residents parking.

KEY FEATURES

- one bedroom flat
- first floor
- circa 504 sq ft
- good condition
- open plan kitchen diner
- ample storage



Blackheath

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In very good order throughout the property comprises a 19ft open plan lounge with Juliet balcony, that leads on to a lovely open plan modern kitchen. There is also a double bedroom and a well fitted bathroom. Along with residents parking, added benefits include excellent storage, double glazing and a communal heating system with heating included within the Service Charge.

Armitage Road is perfectly located just off Blackwall Lane in East Greenwich, just at the foot of the Peninsula. This means it is perfectly located for quick access to both Maze Hill and Westcombe Park stations, but also the O2 arena with Jubilee Line extension. Local shops are close by as is the Greenwich leisure centre on Woolwich Road. In our minds this property is the perfect FIRST TIME BUY OR BUY TO LET INVESTMENT!



MATERIAL INFORMATION

Tenure: Leasehold
Term: 99 year and 1 months
Service Charge: £2071 per annum
Ground Rent: £ 10 Annually (subject to increase)
Council Tax Band: B
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply:
Sewerage supply:
Water supply:
Mobile signal:

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences
Is object modified: False



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	75
England, Scotland & Wales EU Directive 2002/91/EC		

For more information, scan the QR code or visit the link below



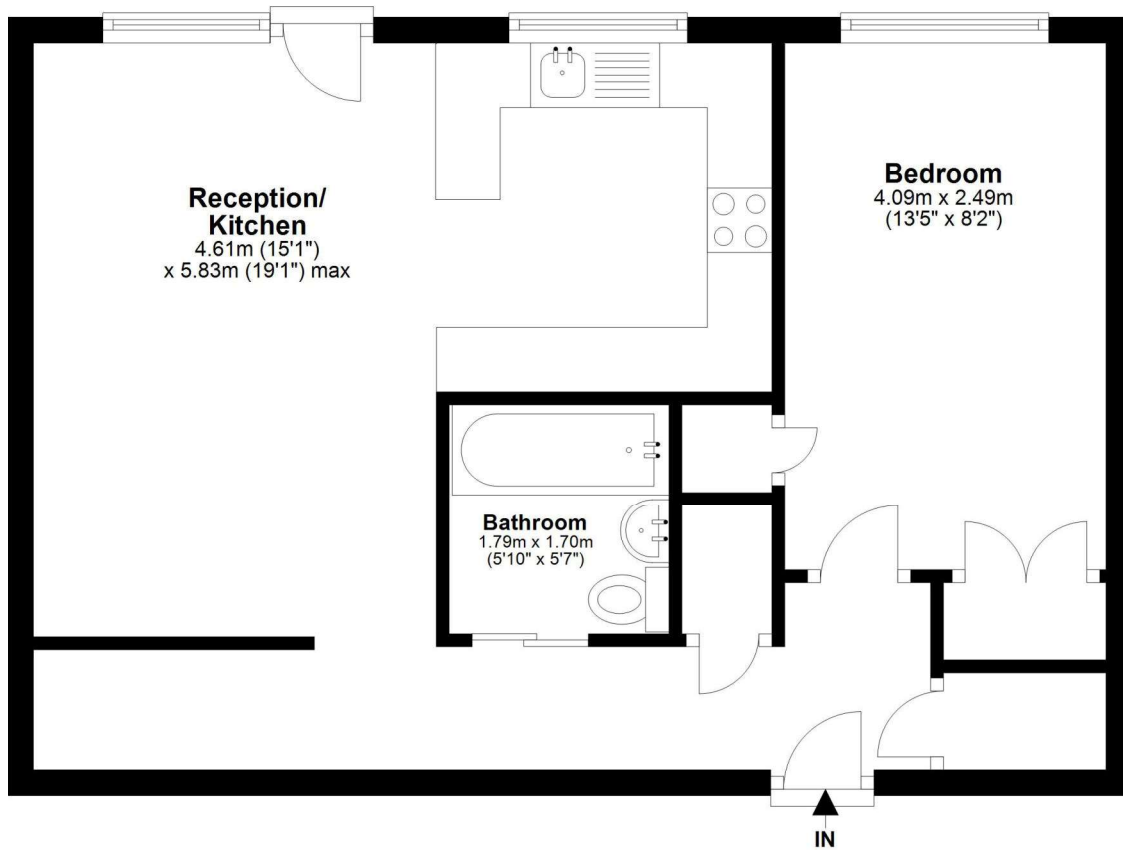
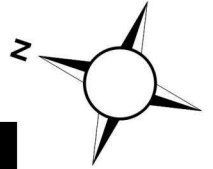
<https://www.winkworth.co.uk/sale/property/GRE210201>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



First Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 46.9 sq. metres (504.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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