Admaston Road, Plumstead

2 bed(s) 1 bath(s) 1 reception(s)

Beaumont Gibbs
beaumontgibbs.com
134 - 136 Plumstead Common Road
Plumstead
London
SE18 2UL

£255,000 Leasehold

* SEE VIDEO WALKTHROUGH TOUR * PERFECTLY LOCATED FOR SHREWSBURY PARK & LOCAL AMENITIES/ BUS ROUTES * OWN FRONT DOOR * OFFERED WITH IMMEDIATE VACANT POSSESSION * WELL PRESENTED * SEPARATE LOUNGE & KITCHEN * BONUS LOFT SPACE * GARAGE TO REAR WITH PARKING SPACE *

Beaumont Gibbs are pleased to offer this two bedroomed first floor maisonette for sale.
Perfectly located for easy access to Shrewsbury Park, which is right next door, plus with the local amenities, shops and bus routes provided by Plumstead Common, this would make a great first time purchase. This property is a little dated in places but is impeccably presented and boasts many desirable quality's such as its enviable location and is offered chain free with full vacant possession, own front door, first floor, gas central heating , lounge and separate kitchen, two bedrooms and a usable loft area/ hobby room/office with power & light, accessed via a folding ladder, as well as a garage to the rear of the building,
Beaumont Gibbs are pleased to be the vendors sole agents and recommend viewing at your earliest convenience.

Room Measurements

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Lounge 14' x 9'8 (4.27m x 2.95m)
Kitchen 8'2 x 8' (2.49mx 2.44m)
Bedroom One 14'9 x 7'9 (4.50m x 2.36m)
Bedroom Two 11'7 x 6'8 (3.53m x 2.03m)
Bathroom 5'6 x 5' (1.68m x 1.52m)

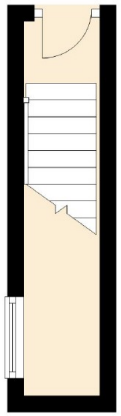
Lease
The balance of a189 year lease, created on the 25th December 1972, which was extended 27th June 2014.

Service Charge
To be confirmed by the vendors solicitor/conveyancer.

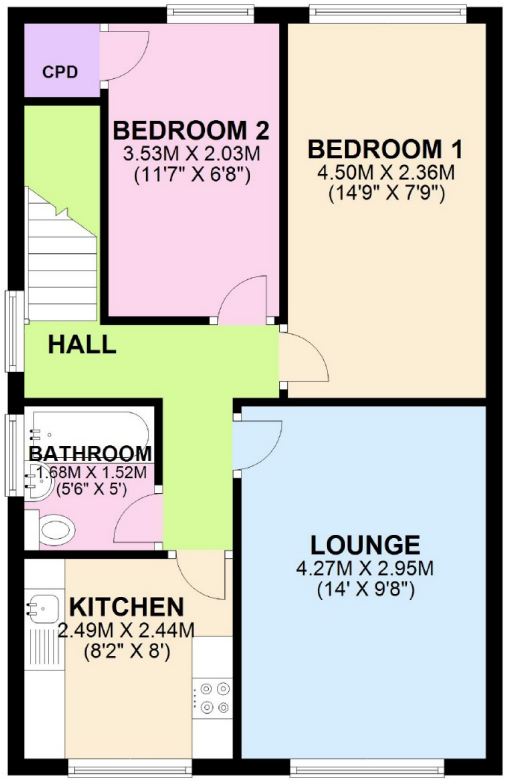
Ground Rent
Peppercorn/ Nil To be confirmed by the vendors solicitor/conveyancer.

Council Tax
Royal Borough of Greenwich - Band B - £1,203.81 per annum.

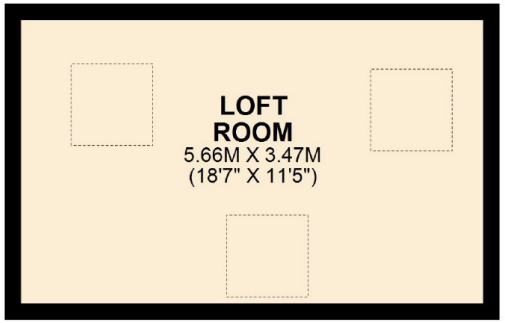
GROUND FLOOR
APPROX. 4.3 SQ. METRES (45.9 SQ. FEET)



FIRST FLOOR
APPROX. 49.3 SQ. METRES (530.2 SQ. FEET)



SECOND FLOOR
APPROX. 19.6 SQ. METRES (211.5 SQ. FEET)



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EPC

TOTAL AREA: APPROX. 73.2 SQ. METRES (787.6 SQ. FEET)

It is not known whether the fixtures and the fittings to be included in the disposal of this property are operational and effective, as the agents have not tested them. Measurements have been taken using a 'Disto lite' laser measure. Floor plans (where applicable) should only be used as a rough guide. The accuracy of the floor plans and measurements as well as the content of the property details CANNOT be relied upon.

020 8319 7600

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The Property Ombudsman