

**HARRISON
INGRAM**

**Links Court
1 Parkview Road, SE9 3QP**



£320,000

ARE YOU A BUSY COMMUTER LOOKING FOR A SMART HOME? If the answer is YES, then we suggest you WASTE NO TIME IN VIEWING this SUPERB TOP FLOOR FLAT. The LOCATION IS FANTASTIC being within EASY WALKING DISTANCE of New Eltham station, shops, restaurants, pubs, parks and road links. Internally the property offers INCREDIBLY MODERN FITMENTS including; open plan lounge through to a high spec fitted kitchen with BUILT IN APPLIANCES, TWO DOUBLE BEDROOMS, smart fitted wardrobes to the master bedroom, WOW shower room and ALLOCATED PARKING. ALL IN ALL, A LOVELY PROPERTY, which will be offered CHAIN FREE.

COMMUNAL HALL

Mail box, carpeted stairs to top floor.

ENTRANCE HALL

Hardwood entrance door with spyhole, access to loft, built in storage cupboard, inset ceiling spot lights, tiled floor.

LOUNGE

16' 9" x 15' 9" (5.11m x 4.80m) Incorporating kitchen area. Leaded windows to front, inset ceiling spot lights, tiled floor, open plan to:-

KITCHEN

Leaded window to front, extensively fitted with smart range of black "high gloss" wall, base and drawer units with chrome handles, integrated dishwasher, fridge/freezer and washing machine, built in stainless steel electric oven and built in stainless steel microwave, inset hob with stainless steel/glass extractor above, inset stainless steel sink unit with chrome mixer tap, breakfast bar with pendent lighting above, ample worktop surfaces.

BEDROOM 1

12' 8" x 11' 2" (3.86m x 3.40m) Windows to rear, inset ceiling spot lights, wall to wall fitted wardrobes incorporating chest of drawers, electric radiator, fitted carpet.

BEDROOM 2

11' 2" x 11' 2" (3.40m x 3.40m) Window to rear, inset ceiling spot lights, fitted carpet, electric radiator, range of modern drawer units.

SHOWER ROOM

Very smart room with inset ceiling spot lights, large walk in shower with chrome overhead shower, inset fitments and glass screen, mounted circular wash hand basin with trendy free standing mixer tap, low level WC with concealed cistern and inset flush, smart tiling to splash back areas and floor, chrome ladder radiator.

PARKING

Allocated parking for flat plus visitors parking.

(EPC)