

**HARRISON
INGRAM**

**Carey Court
Gravel Hill Close, DA6 7NT**



Offers in Excess of £275,000

LOCATION, LOCATION, LOCATION!!! If this is at the top of your "wish" list when looking for your FIRST HOME, then we suggest you WASTE NO TIME IN VIEWING this SPACIOUS & COMPETITIVELY PRICE, lower ground floor purpose built flat. Forming part of a small development with well maintained landscaped gardens and Situated within close proximity of BEXLEY VILLAGE which offers an array of shops, bars, restaurants, STATION for the BUSY COMMUTER, beautiful grounds of Hall Place, bus routes, road links into London and Kent and more extensive shopping facilities at BEXLEYHEATH and CRAYFORD. Internally the property offers VERY WELL PRESENTED and RECENTLY DECORATED accommodation and features include; BIG LOUNGE with 'Juliette' BALCONY which is open plan through to a modern fitted kitchen, TWO BEDROOMS, SMART bathroom with shower, UPVC double glazed, gas central heating, laminate wood flooring, modern neutral decor, secure entry phone system, residents parking and OWN GARAGE. The property will be offered CHAIN FREE and EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID CERTAIN DISAPPOINTMENT.

COMMUNAL HALL

Accessed via entry phone system, carpeted stairs leading down to the entrance of flat, electric meter cupboard.

ENTRANCE HALL

UPVC entrance door, entry phone, dado rail with wood panelling below, laminate wood flooring, double built in storage cupboard housing gas meter, smoke alarm, central heating thermostat, radiator.

LOUNGE

19' 6" x 14' 7" (5.94m x 4.44m) A lovely size and bright room with UPVC double glazed windows to rear and door to 'Juliette' balcony and overlooking landscaped gardens, dado rail with wood panelling below, laminate wood flooring, radiator x2, wall lights, doorway through to:-

KITCHEN

13' 7" x 8' 3" (4.14m x 2.51m) Large UPVC double glazed window to rear overlooking gardens, extensively fitted with matching range of wall, base and drawer units with chrome handles, ample granite effect worktop surfaces, built in stainless steel oven and inset 4 ring gas hob with stainless steel extractor above, integrated fridge and freezer, washing machine, stainless steel sink unit with chrome mixer tap, granite effect splashbacks, cupboard housing boiler for central heating and hot water system.

BEDROOM 1

12' 5" x 12' 5" (3.78m x 3.78m) UPVC double glazed window to front, radiator, wood flooring, double built in wardrobe.

BEDROOM 2

12' 5" x 8' 3" (3.78m x 2.51m) UPVC double glazed window to front, radiator, wood flooring, double built in wardrobe.

BATHROOM

Very smart white suite comprising "L" shaped panelled bath with chrome mixer tap, shower unit, glass shower screen, low level WC with concealed cistern, vanity wash hand basin with chrome mixer tap and cupboards under, extractor, chrome heated towel rail, fully tiled walls, tiled floor, illuminated wall mirror.

GARDENS

Landscaped communal gardens.

PARKING

Own garage en-bloc plus residents parking.