



Martins Place, Thamesmead, SE28

Asking Price: £245,000

Benham
& Reeves

Martins Place, Thamesmead, SE28

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

This two bedroom apartment, located in Martins Place, Thamesmead is situated on the ground floor of a modern purpose built block and spans an approximate 677 square feet. The flat comprises a separate living room and kitchen, two well proportioned double bedrooms and a 3-piece family bathroom. Additional benefits include a Juliet balcony, an allocated parking space and additional storage.

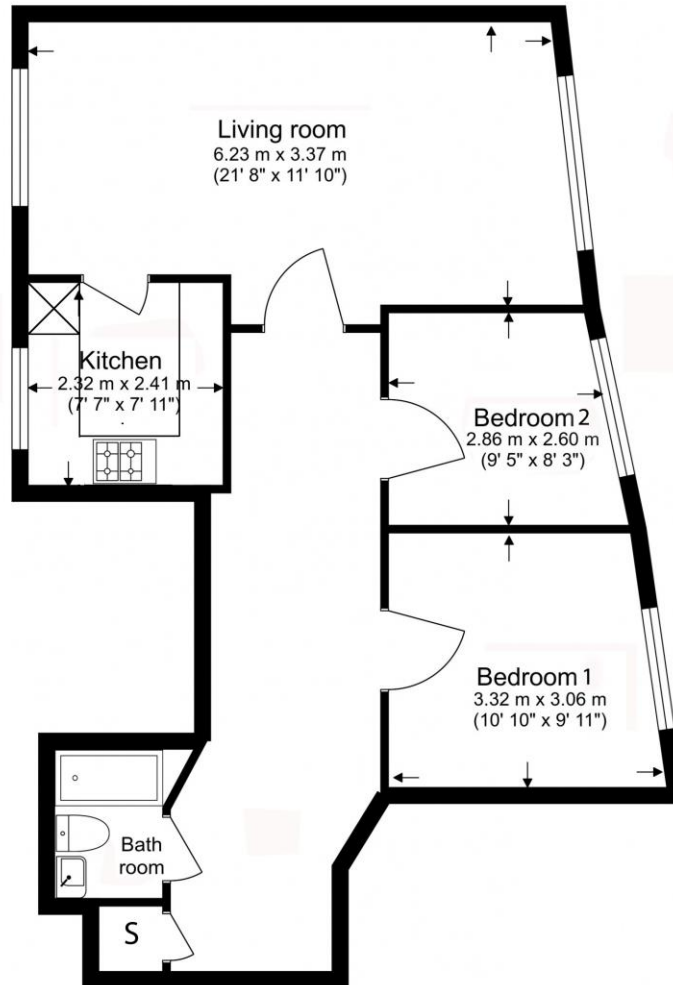
This development is set within close proximity of all the shopping amenities of Woolwich, offering a range of restaurants, supermarkets and local gyms. The property is also well positioned, within 5 minutes' bus journey of Woolwich Elizabeth line station, Woolwich DLR and train station. Woolwich town centre and bustling high street with chain and independent shops, health facilities including a pharmacy and GP are also close by. Brook Square is a development off Shooters Hill within easy reach of Blackheath mainline station, Kidbrooke Station and North Greenwich underground station. Great transport links can take you to Blackheath village with its local bars and restaurants.

Property Features:

- Chain Free
- Two Bedrooms
- Ground Floor
- 677 Square Feet (Approx.)
- Juliet Balcony
- Allocated Parking Space
- Elizabeth Line Train Station Nearby
- Woolwich overground and DLR



Total Gross Internal Area
62.9 Sq/m - 677 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£245,000
Tenure:	Leasehold Expires 31/12/3000 Approximately 975 Years Remaining
Ground Rent:	£150.00 (per annum) for the year 2024
Service Charge:	£1,544.30 (per annum) for the year 2024
Anticipated Rent:	£1,400.00 pcm Approx. 6.9 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

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