



**Centurion Court, Rush Grove Street, Woolwich, SE18**

Asking Price: £285,000

 Benham  
& Reeves

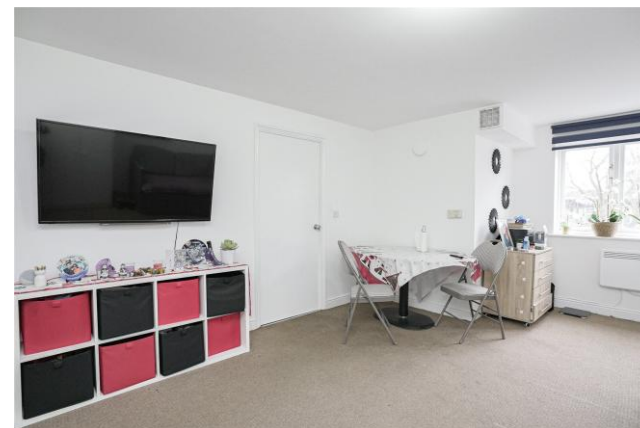


# Centurion Court, Rush Grove Street, Woolwich, SE18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A conveniently located two bedroom, two bathroom apartment with secure allocated parking located within Centurion Court, Woolwich. Situated on the 2nd floor and spanning an approximate 729 square feet, this fabulous apartment comprises a separate living room and kitchen. There are two well-proportioned double bedrooms and a modern 3-piece family bathroom. Added benefits include storage, low service charges, a long lease, and views over Mulgrave pond.

Residents of Centurion Court can enjoy the benefits of communal areas within the building. Whether it's relaxing in shared spaces or connecting with neighbours, this property offers more than just a home. Proximity to public transport, including a bus stop outside the property, where bus service run every 10 minutes to Woolwich Town and Elizabeth Station. Woolwich Town has an array of shops, cafes and green spaces just moments away.



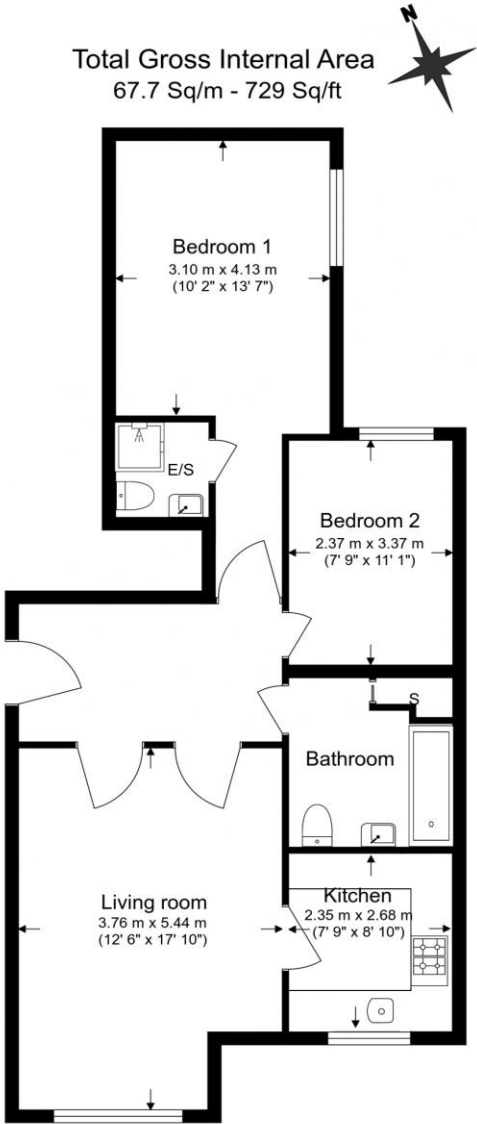




## Property Features:

- Chain Free
- Two Double Bedrooms
- Two Bathrooms
- Separate Kitchen
- Views over Mulgrave Pond
- 2nd Floor
- 729 Square Feet (Approx.)
- Allocated Parking Space
- Good Bus Connections
- Elizabeth Line Station
- Woolwich Overground
- Woolwich Dockyard and DLR Station





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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:	£285,000
Tenure:	Leasehold Expires 23/06/2193 Approximately 168 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2025
Service Charge:	£2,452.00 (per annum) for the year 2025
Anticipated Rent:	£1,750.00 pcm Approx. 7.4 % Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250019

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