



92 Chandlers Drive  
Erith  
Kent  
DA8 1LN

Leasehold



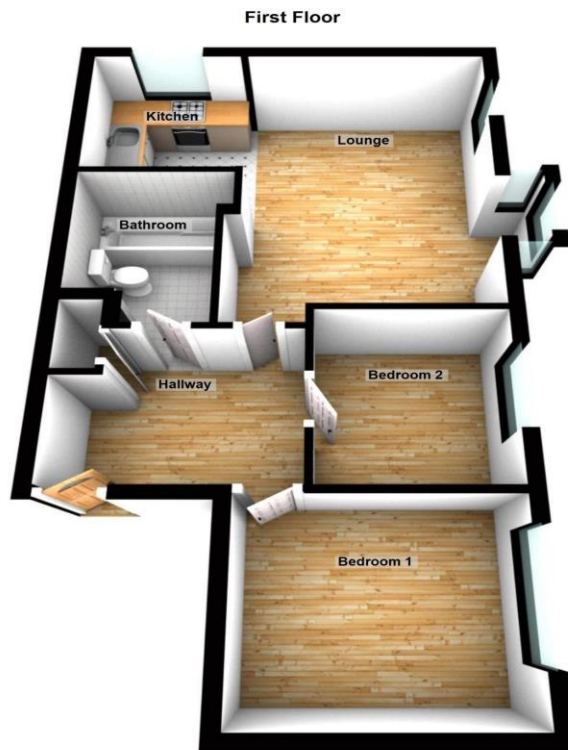
Council Tax: C  
EPC Rating: C

Being sold with no chain and what should prove an ideal first time/investment purchase with the option of the current tenant remaining at £1030pcm rental income is this first floor purpose built flat located on the popular "Ocean View" riverside development well positioned for Erith town centre, zone 6 station with links to Abbey Wood's now open Elizabeth Lines and amenities.

- 16' x 10' Lounge
- 8'6 x 5'2 bathroom
- Storage heating
- 8' x 6' Fitted kitchen
- Allocated parking space
- Well located for Erith town centre

**Guide Price £170,000 to £180,000**

**ROBINSON-JACKSON**  
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Total area: approx 538.195521 sq feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.  
Plan produced by PlanUp.



FOR MORE INFORMATION  
CONTACT US TODAY.

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Kent DA8 3HB

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## Interior

**Communal Entrance** Communal entrance door. Carpet. Stairs to first floor flat.

**Hall** Wooden entrance door. Cupboard housing water tank. Wood laminate flooring. Textured ceiling. Storage heater.

**Lounge** 5m x 3.53m (16'5" x 11'7") Bay window to front. Window to front. Wood laminate flooring. Entry phone system. Textured ceiling. Archway to Kitchen. Storage heater.

**Kitchen** 2.5m x 1.83m (8'2" x 6') Window to side. Range of wall & base units with work surfaces over. One bowl stainless steel sink unit with mixer taps. Electric cooker point. Plumbing for washing machine. Textured ceiling. Vinyl flooring. Space for fridge/ freezer. Extractor. Tiled splashbacks.

**Bedroom 1** 4m x 2.77m (13'1" x 9'1") Window to front. Wood laminate flooring. Textured ceiling. Wall mounted heater.

**Bedroom 2** 2.6m x 2.18m (8'6" x 7'2") Window to front. Wood laminate flooring. Textured ceiling. Wall mounted heater.

**Bathroom** 2.29m x 1.57m (7'6" x 5'2") Panelled bath with mixer tap & shower attachment over. Pedestal wash hand basin. Low level wc. Vinyl flooring. Part tiled walls. Textured ceiling. Extractor.

## Exterior

**Parking** Allocated parking space (to be verified by vendor's solicitor).

## Leasehold Information

Lease Term: 99 Years from 01/09/1993 (to be verified by vendor's solicitor)

Unexpired lease: 68 Years remaining (to be verified by vendor's solicitor)

Service Charge: £115.00 Per month (to be verified by vendor's solicitor)

Ground Rent: £90 per annum (to be verified by vendor's solicitor)

## Additional Information

Erith & Northumberland Heath are adjacent neighbourhoods enjoying close proximity to Bexley borough's main thoroughfare, Bexleyheath Broadway. Firmly residential, Northumberland Heath is a quiet enclave with some charming Victorian properties and a small village-like centre.

Erith is a larger town that has undergone rejuvenation in recent years, with a revamped town centre, a waterfront setting (home to London's longest pier) and an ambitious house building programme. Don't miss the annual Erith Riverside Festival.