

36 Waters Edge Court  
1 Wharfside Close  
Erith  
Kent  
DA8 1QW

Leasehold



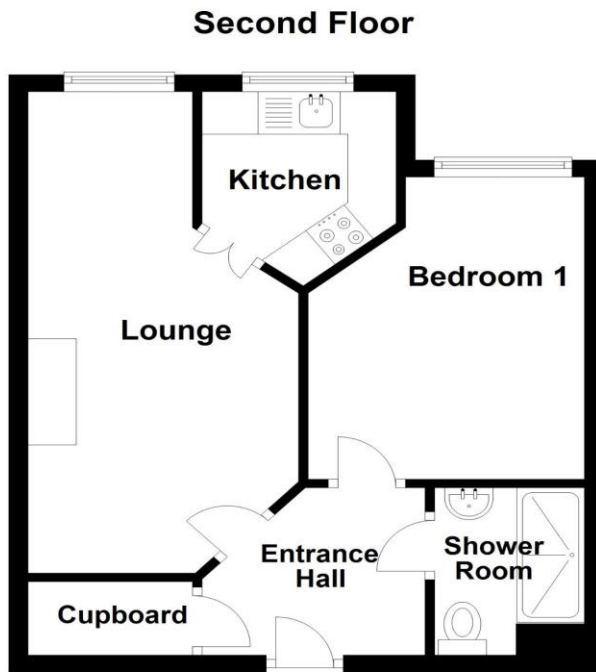
Council Tax: B  
EPC Rating: B

We present this spacious second floor riverside retirement flat ideally located for Erith town centre, zone 6 station and amenities with the convenience of a communal lounge, laundry facilities and no onward chain.

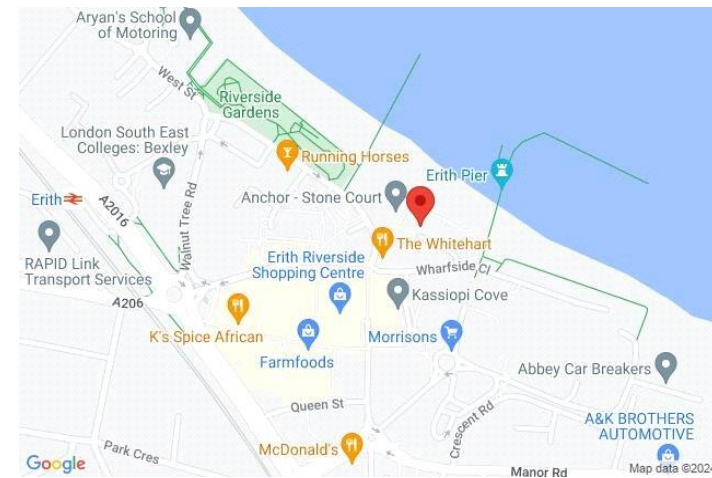
- 23'6 x 10'6 Lounge
- 6'4 x 5'2 Shower room
- 15'9 x 9'11 Bedroom with fitted wardrobes
- 7'7 x 4'7 Kitchen
- Double glazing and storage heating
- Town centre location

Offers in excess of £105,000

**ROBINSON-JACKSON**  
Our service will *move* you



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 using PlanUp.



**FOR MORE INFORMATION  
CONTACT US TODAY.**

01322 340000  
Robinson Jackson  
226 Bexley Road,  
North' Heath,  
Kent, DA8 3HB  
northumberlandheath@robinson-jackson.com

## Interior

**Communal Entrance** Part glazed communal door. Lift or stairs to second floor flat.

**Entrance Hall** Wooden entrance door. Storage cupboard housing water tanks. Carpet. Coved and textured ceiling.

**Lounge** 7.16m x 3.2m (23'6" x 10'6") Double glazed window to front. Part glazed double doors to kitchen. Electric fireplace. Storage heater. Carpet. Coved and textured ceiling.

**Kitchen** 2.3m x 1.4m (7'7" x 4'7") Double glazed window to front. Range of wall and base units with work surface over. Stainless steel sink unit with separate taps. Tiled splash back. Integrated oven and hob to remain. Plumbing for washing machine. Space for fridge. Vinyl flooring. Coved and textured ceiling.

**Bedroom 1** 4.8m x 3.02m (15'9" x 9'11") Double glazed window to front. Built in wardrobes. Storage heater. Carpet. Coved and textured ceiling.

**Shower Room** 1.93m x 1.57m (6'4" x 5'2") Three piece suite comprising: walk in shower with built in chair, tiled walls and mixer shower over, wash hand basin with vanity unit under and low level wc. Two hand support rails. Vinyl flooring. Tiled walls.

## Exterior

**Communal Garden**

## Leasehold Information

**Lease Term:** 125 Years from 1 May 2001 (to be verified by vendors solicitor)

**Unexpired Lease:** 102 (to be verified by vendors solicitor)

**Service Charge:** £2650 per annum (to be verified by vendors solicitor)

**Ground Rent:** £350per annum (to be verified by vendors 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.