

24 Hawthorn Place
Erith
Kent

DA8 1QU

Leasehold



Council Tax: B
EPC Rating: C

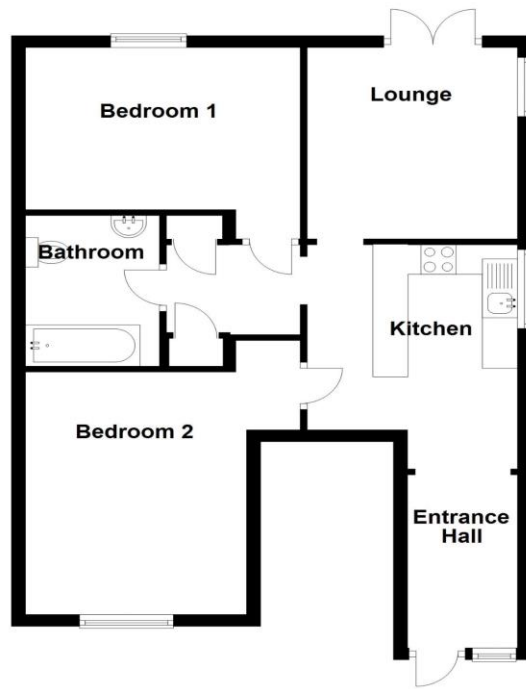
Spacious two bedroom ground floor maisonette located in a 1990's built development that should prove an ideal first time/investment purchase, with the option for the current tenant to remain achieving £1,096 pcm. Benefits include a 900+ year lease, double glazing, 16' kitchen/diner and no chain.

- 13'8 x 11' Lounge
- Double glazing and storage heating
- Ideal first time/investment purchase
- 16'8 x 7'2 Kitchen/Diner
- Two spacious bedrooms
- No chain

Guide Price £240,000

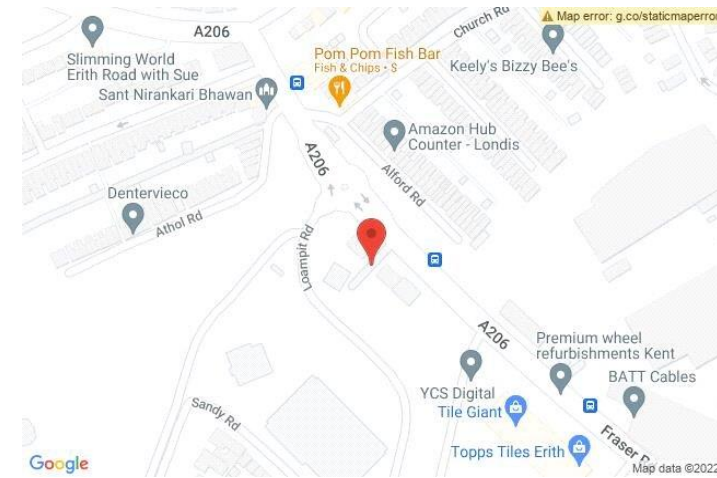
ROBINSON-JACKSON
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Ground Floor



Total area approx: 60 square metres

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.

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Interior

Entrance Hall Opaque part double glazed UPVC entrance door. Wood laminate flooring. Wooden door leading to Kitchen/Diner

Kitchen/Diner 5.08m x 2.18m (16'8" x 7'2") Double glazed window to side. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splashback. Plumbing for washing machine. Oven, hob and extractor to remain. Wood laminate flooring. Open to inner hallway.

Inner hallway Storage heater. Airing cupboard housing hot water tank. Storage cupboard. Carpet.

Lounge 4.17m x 3.38m (13'8" x 11'1") Double glazed double doors to communal area. Double glazed window to side. Storage heater. Carpet. Coved ceiling.

Bedroom 1 3.4m x 3.15m (11'2" x 10'4") Double glazed window to rear. Storage heater. Carpet. Coved and textured ceiling.

Bedroom 2 3.73m x 2.18m (12'3" x 7'2") Double glazed window to front. Storage heater. Carpet. Coved and textured ceiling.

Bathroom 2.29m x 1.68m (7'6" x 5'6") Three piece white suite comprising: Panelled bath with mixer tap and electric shower over. Pedestal wash hand basin and low level wc. Storage heater. Vinyl flooring. Tiled walls. Extractor.

Leasehold Information

Lease Term: 999 years from 01/12/1988 (to be verified by Vendors solicitor)

Remaining Term: 965 years remaining (to be verified by Vendors solicitor)

Service charge: £85.00pcm (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.