



54 Waters Edge Court
Wharfside Close
Erith
Kent
DA8 1QW

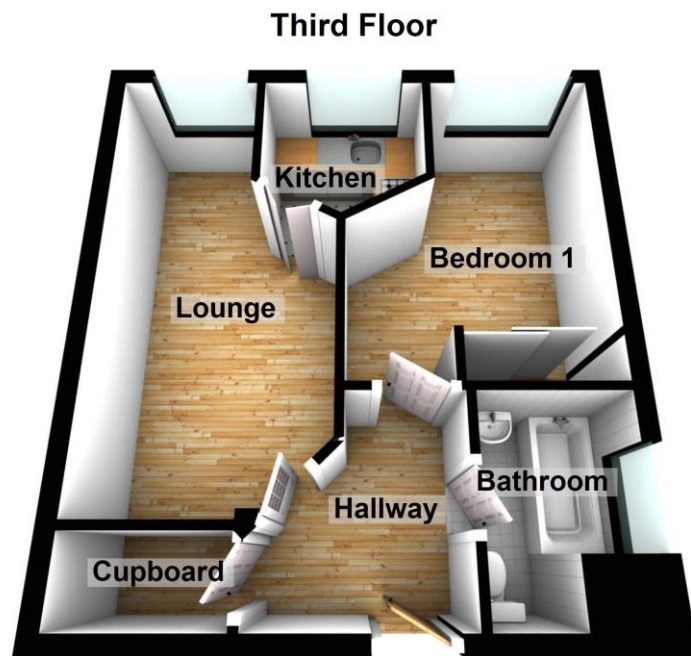
We present this spacious well presented top floor riverside retirement flat ideally located for Erith town centre, station & amenities with the convenience of a communal lounge & laundry facilities.

- 23' x 10' Lounge
- 6' x 5' Bathroom
- 13' bedroom with fitted wardrobes
- 7' x 7' Fitted kitchen
- Double glazing and storage heating
- Town centre location

Guide Price £120,000 - £130,000

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 Leasehold EPC Rating: C

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Total area: approx 46 sq. meters

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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Robinson Jackson
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Northumberland Heath,
Kent DA8 3HB

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Interior

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

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

Lounge 7.1m x 3.15m narrowing to 1.93m (23'4" x 10'4" narrowing to 6'4") Double glazed window to front. Part glazed double doors to kitchen. Electric fireplace with stone effect hearth and surround. Two storage heaters. Carpet. Coved and textured ceiling.

Kitchen 2.3m x 2.13m (7'7" x 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. Oven, hob and extractor to remain. Space for fridge. Vinyl flooring. Coved and textured ceiling.

Bedroom 1 4.14 (13'7")m to wardrobe x 2.84 (9'4")m Double glazed window to front. Full height fitted sliding mirrored door wardrobes. Storage heater. Carpet. Coved and textured ceiling.

Bathroom 2.03m x 1.63m (6'8" x 5'4") Opaque double glazed window to side. Three piece suite comprising: panelled bath with separate taps and mixer shower over, wash hand basin with vanity unit under and low level wc. Heated towel rail. Wall mounted electric heater. Tiled walls. Vinyl flooring. Coved & textured ceiling.

Exterior

Communal Garden

Additional Information

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

Unexpired Lease: 106 Years remaining (to be verified by vendors solicitor)

Service Charge: £2296.30 per annum (to be verified by vendors solicitor)

Ground Rent: £350 per 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.

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