



423 Northumberland Court Erith Road | Northumberland Heath, Erith, DA8 3LT



Guide Price £250,000 - £275,00

Leasehold

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Erith Road, Northumberland Heath

Well presented two bed top floor purpose built flat ideal for an investment/first time purchase. Located within walking distance of Barnehurst station, Northumberland Heath parade and transport links.

Property Features

- Council Tax: C
- EPC Rating: C
- Two double Bedrooms
- Open plan living
- Fitted kitchen with integrated appliances
- Double glazing and gas central heating
- Secure allocated parking space
- Purpose built flat



Interior

Communal Entrance Part glazed communal door. Stairs to top floor flat.

Entrance Hall Wooden entrance door. Storage cupboard. Radiator. Wooden flooring. Loft access.

Lounge/Kitchen/Diner 5.23m x 4.47m (17'2" x 14'8")

Lounge Area Double glazed bay window to rear. Radiator. Wooden flooring.

Kitchen Area Range of fitted wall and base units with work surfaces over. Stainless steel sink unit with mixer taps. Integrated Oven, microwave, induction hob, extractor, fridge/freezer and washer/dryer to remain.

Bedroom 1 4m x 2.9m (13'1" x 9'6") Double glazed window to rear. Built in wardrobes. Radiator. Laminate flooring

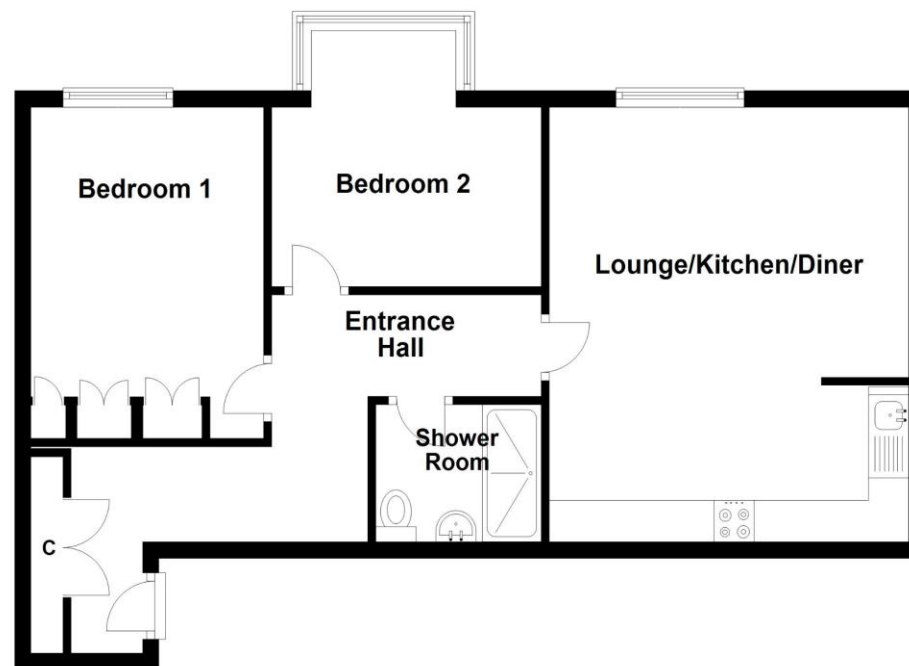
Bedroom 2 3.35m x 2.16m (11' x 7'1") Double glazed bay window to rear. Radiator. Laminate flooring.

Shower Room 2.06m x 1.65m (6'9" x 5'5") Three piece comprising: Walk in shower unit with mixer shower over and tiled walls, wash hand basin with vanity unit under and low level WC. Heated towel rail. Laminate flooring. Tiled walls.

Exterior

Parking Secure allocated parking space (to be verified by the vendors solicitor).

Top Floor



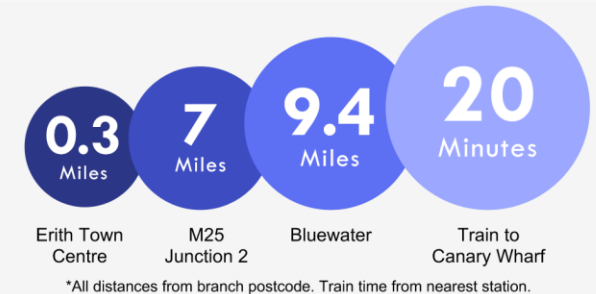
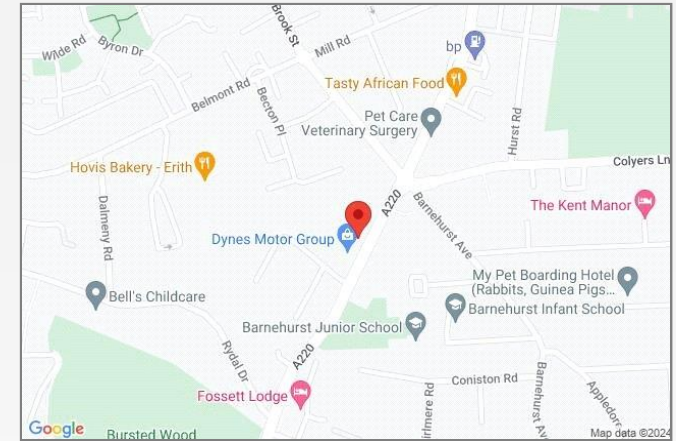
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any 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.





Property Location

Erith Road, Northumberland Heath, Erith, DA8 3LT



Leasehold Information

Unexpired Lease: 103 years remaining (to be verified by vendors solicitor)

Service Charge: £162.50pcm (to be verified by vendors solicitor)

Ground Rent: £75 per annum (to be verified by vendors solicitor)

Additional Information

Erith and 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 program. Don't miss the annual Erith Riverside Festival.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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