



40 Stoneham Court | Dell View Road, Erith, Kent, DA8 3FH



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Guide Price £300,000

Leasehold

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Stoneham Court, Dell View Road

Located on the ever popular "Erith Park" development built in 2017 occupying a prominent position with far reaching views, is this spacious two double bedroom 4th floor flat presented in immaculate condition with the benefit of no chain, within walking distance of Erith zone 6 station with links to Abbey Wood's Elizabeth line and Erith Town Centre.

Property Features

- Council Tax: C
- EPC Rating: B
- 26' Lounge/kitchen/diner
- 13' Balcony
- Modern fitted kitchen
- 19' Main bedroom
- No chain
- Allocated parking space



Interior

Communal entrance Part glazed communal door. Stairs or lift to fourth floor.

Entrance Hall Entrance door. Video entry phone. Three built in storage cupboards. Radiator. Carpet.

Lounge/kitchen 8m x 3.45m (26'3" x 11'4")

Lounge area Double glazed double doors to balcony. Built in storage cupboard. Carpet. Open to kitchen.

Kitchen Area Range of fitted wall and base units with work surfaces over. 1.5 bowl stainless steel sink unit with mixer tap. Integrated fridge/freezer, washer/dryer, oven, hob and extractor to remain. Vinyl flooring.

Bedroom 1 5.92m x 2.82m narrowing to 1.6m (19'5" x 9'3" narrowing to 5'3") Double glazed window to front and to side. Radiator. Built in double wardrobe. Carpet.

Bedroom 2 4.27m x 2.9m (14' x 9'6") Double glazed window to front. Radiator. Carpet.

Bathroom 3.02m x 2.03m (9'11" x 6'8") Three piece white suite comprising: Panelled bath with mixer tap and mixer shower over. pedestal wash hand basin and low level wc. Heated towel. Extractor. Vinyl flooring.

Fourth Floor



Total area: approx 74 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 Plan Up.





Exterior

Balcony 3.96m x 1.45m (13' x 4'9") Decked balcony.

Parking Allocated parking space (to be verified by vendors solicitor)

Leasehold Information

Unexpired Lease: 116 Years remaining (to be verified by vendor solicitor).

Service Charge and Ground Rent: £181 per month including building insurance (to be verified by vendors solicitor).

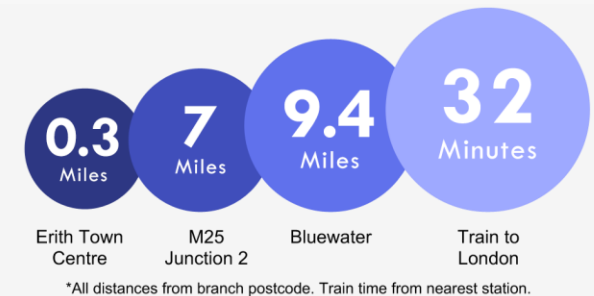
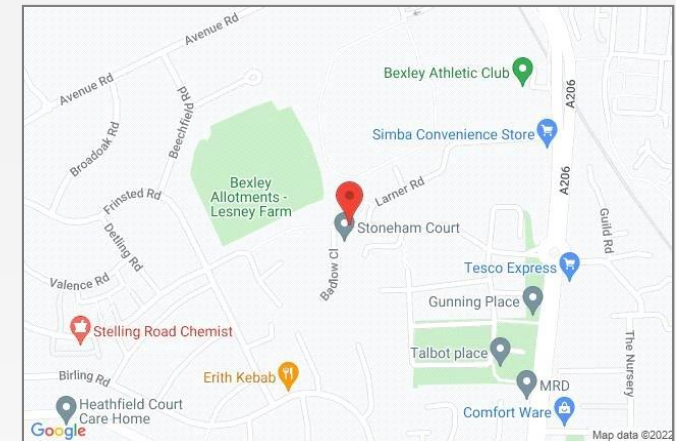
Additional Information

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.

Property Location

Stoneham Court, Dell View Road, Erith, DA8 3FH



**FOR MORE INFORMATION
CONTACT US TODAY.**

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