



18 Highfield Avenue
Northumberland Heath
Kent

DA8 1EL

Leasehold



Council Tax: B
EPC Rating: D

Robinson Jackson are delighted to present this two bedroom ground floor maisonette conveniently located for North'Heath parade, zone 6 stations, local park and transport links.

- 15'2 x 11'7 Lounge
- 59'2 Rear garden
- 6'2 x 6'5 Modern bathroom
- Off street parking
- Double glazing and gas central heating

Guide Price £250,000 - £260,000



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Ground 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.



**FOR MORE INFORMATION
CONTACT US TODAY.**

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Interior

Entrance Hall Radiator. Laminate flooring.

Lounge 4.62m x 3.53m (15'2" x 11'7") Double glazed window to front. Radiator. Carpet.

Kitchen 1.88m x 1.85m (6'2" x 6'1") Double glazed windows to front and side. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Integrated oven and hob to remain. Tiled flooring.

Bedroom 1 3.56m x 2.64m (11'8" x 8'8") Double glazed window to rear. Radiator. Carpet.

Bedroom 2 2.51m x 1.73m (8'3" x 5'8") Double glazed window to rear. Radiator. Carpet.

Bathroom 1.88m x 1.68m (6'2" x 5'6") Opaque double glazed window to side. Three piece suite comprising: Panelled bath with mixer taps and mixer shower over, wash hand basin with vanity unit under and low level wc. Tiled flooring. Spotlights.

Exterior

Rear Garden 18.03m x 4.01m (59'2" x 13'2") Decked area with steps leading down to laid to lawn section.

Front Garden Fully paved.

Parking Off street parking for 2/3 cars.

Leasehold Information

Lease Term: 99 Years from 25 December 1981 (to be verified by Vendors solicitor)

Unexpired Lease: Approx 56 Years remaining (to be verified by Vendors solicitor)

Ground Rent: £35.00 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.